

CHARLES A. CASTLE, Assignee of
 Johanna Ace Zeiler, Mortgagee
 under Mortgage from
 Douglass S. Scott

* EQUITY NO. 31,262
 * IN THE CIRCUIT COURT
 * FOR FREDERICK COUNTY
 * STATE OF MARYLAND
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ACKNOWLEDGEMENT OF PURCHASER AT MORTGAGE SALE

**ASSIGNEE'S SALE
 OF VALUABLE
 RESIDENTIAL PROPERTY**

Located in Frederick City, Frederick County, State of Maryland.

By Virtue of the power of sale contained in a mortgage from Douglass S. Scott to Johanna A. Zeiler, which said mortgage was dated on the 21st day of August, 1979, and recorded in the Land Records of Frederick County, Maryland, in Liber 1092, folio 719, said mortgage having been assigned on the 15th day of April, 1981, to Charles A. Castle, Esquire, for the purpose of foreclosure and collection, the undersigned Assignee will offer for sale at the Court House door in Frederick County, Maryland on

**JUNE 10, 1981
 11:00 A.M.**

all of the hereinafter described real estate, to wit:
 All that lot or parcel of land situate, lying and being on the northeast corner of West Fifth Street and Klineharts Alley in Frederick City, Frederick County, Maryland, and being all and the same real estate described and conveyed in a deed unto Richard A. Henson from Lewis E. Wentzel and Dorothy L. Wentzel, his wife, dated December 31, 1969, and recorded in Liber 817, folio 503, one of the Land Records of Frederick County, Maryland. SAVING AND EXCEPTING, however, that tract of land containing 2,988 square feet as described and conveyed in a deed from Laurens E. Phebus and Anna M. Phebus, his wife, unto the Housing Authority of the City of Frederick, a body corporate, dated July 5, 1957, and recorded in Liber 585, folio 188, one of the aforesaid Land Records, and now known and designated as 25 West Fifth Street, Frederick, Maryland.

BEING all and the same real estate conveyed unto the said Douglass S. Scott from Johanna Ace Zeiler by deed dated the 21st day of August, 1979, and recorded among the Land Records of Frederick County at Liber 1092, folio 718.

The real estate is improved by a frame home with upper level containing 4 rooms and bath and lower level containing 2 rooms and bath. Separate space heaters upper and lower level, floored attic and garden shed in rear. Contains some wall-to-wall carpeting.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the day of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. All costs of conveyancing, all revenue stamps and transfer taxes and all other conveyancing expenses of any nature to be at the expense of the purchaser or purchasers including the cost of the preparation of the deed and interest on the purchase price from the date of sale to the date of settlement.

CHARLES A. CASTLE, Assignee
 19 North Court Street
 Frederick, Maryland 21701
 Telephone: 694-8877

F. THEODORE ELLIOT, ESQUIRE
 Solicitor for Assignee
 19 North Court Street
 Frederick, Maryland 21701
 Telephone: 694-8877

I hereby acknowledge to have purchased from Charles A. Castle, Assignee for the benefit of Johanna Ace Zeiler mortgagee under mortgage from Douglass S. Scott, dated August 21, 1979, and recorded in Liber 1092, folio 719, one of the Land Records of Frederick County, Maryland, on this 10th day of June, 1981, all that lot or parcel of land situate, lying and being in Frederick City, Frederick County, Maryland and being known as 25 West Fifth Street, Frederick, Maryland, and being more fully described in the annexed advertisement at and for the sum of Sixteen Thousand Dollars (\$16,000.00) and upon the terms of sale set forth in said advertisement.

Johanna Ace Zeiler
 Johanna Ace Zeiler

[Signature]
 Witness
 F. T. Elliot

Filed June 22, 1981