

Foreclosure of Mortgage ASSIGNEE'S SALE

Dwelling House in Brunswick, Maryland

Under the power of sale contained in a mortgage from Paul N. Barnes, Jr. dated October 24, 1979, and recorded among the Land Records of Frederick County, Maryland in Book 1099, page 593, the mortgage being in default, the undersigned Assignee will offer for sale at the Court House door in Frederick, Maryland, on

WEDNESDAY, SEPTEMBER 2, 1981

AT 10:00 A.M.

All of the real estate described and conveyed in the above mortgage situate, lying and being in Brunswick, Brunswick Election District, Frederick County, Maryland, and being known and designated as Lots 1 and 2, Block 20, as shown on a plat entitled "The Real Estate and Improvement Company of Baltimore City's Second Subdivision," recorded among the Land Records of Frederick County, Maryland, in Plat Book JLJ 1, page 166. The property is located at 326 Ninth Avenue, Brunswick, Maryland.

Being all and the same real estate described and conveyed in the deed from Myra Elnor Frye, Personal Representative of the Estate of Luther William Tobery, unto Paul N. Barnes, Jr., dated May 15, 1979 and recorded among the aforesaid Land Records in Book 1082, page 265.

Together with all of the buildings and improvements thereon, and all rights, ways, roads, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

IMPROVEMENTS

The property has frontage of 50 feet on Ninth Avenue and a depth of 150 feet. The improvements consist of a detached two story frame dwelling house containing six rooms, bath and partial basement. The dwelling is sided with asbestos shingles and has a composition shingle roof; it is heated with space heaters and is connected to public sewerage and water.

TERMS OF SALE

A deposit of Five Thousand Dollars (\$5,000.00) in the form of a certified check, or a cashier's or treasurer's check of a recognized lending institution payable to "Herbert L. Rollins, Assignee" will be required of the purchaser on the date of sale with the balance to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. State and County real estate taxes and any public charges will be adjusted to the date of final settlement. All conveyancing costs, including transfer taxes and revenue stamps, shall be paid by the purchaser. The Assignee reserves the right to withdraw the property from sale at any time. The sale will be upon personal inspection by the purchaser, no representation being made by the Assignee as to the condition of the property or the marketability of title. Contact the Assignee for an inspection of the premises or further information.

HERBERT L. ROLLINS, Assignee
5 West Church Street
Frederick, Maryland 21701
301-662-8171

Thomas G. Clawson
Rollins, Price and Tisdale
5 West Church Street
Frederick, Maryland 21701
301-662-8171
AUSTIN BOHN, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

The undersigned hereby acknowledge to have purchased from Herbert L. Rollins, Assignee, the real estate described in the advertisement of sale as appears on this page, at and for the sum of

TWENTY ONE THOUSAND
Dollars (\$ 21,000.00), and agree to comply fully with all the terms and conditions of the sale as set forth in the advertisement of sale.

WITNESS our hands and seals this

2nd day of September,
1981.

John L. Sexton [SEAL]
John L. Sexton

Mary Jo Sexton [SEAL]
Mary Jo Sexton

_____ [SEAL]

_____ [SEAL]

PURCHASERS

WITNESS:

Laura E. Shelby

ACKNOWLEDGMENT OF SALE

I hereby acknowledge to have sold the real estate described in the advertisement to the above named purchasers.

Herbert L. Rollins
Herbert L. Rollins, Assignee

WITNESS:

Laura E. Shelby

Exhibit # 3

Sold September 2, 1981