

JOSEPH S. WELTY, ASSIGNEE OF * NO. 4615 CIVIL
 FREDERICK COUNTY NATIONAL *
 BANK OF FREDERICK, MORTGAGEE OF * IN THE CIRCUIT COURT
 GREGORY JON GRIFFITH AND LEE ANN * FOR FREDERICK COUNTY
 GRIFFITH, HIS WIFE *
 ON PETITION * MARYLAND

* * * * *

ACKNOWLEDGMENT OF PURCHASE

ASSIGNEE'S SALE

of valuable, fee simple, improved real property located at 614 Military Road, Frederick, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from Gregory Jon Griffith and Lee Ann Griffith, his wife, unto Frederick County National Bank of Frederick dated June 14, 1985, said mortgage being recorded at Book 1286, page 335 one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the clock tower of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland on

WEDNESDAY, AUGUST 24, 1988
AT 10:00 A.M.

all the following real estate and improvements being subject to the above mortgage:

ALL that lot or parcel of land situate, lying and being on Military Road, Frederick City, Frederick County, Maryland, and more particularly described as follows: BEING all of Lot No. 3 in Block A, as designated on the Plat of the Subdivision of the property of Richard F. Kline and Joseph M. Kline, as prepared by Frank W. Rothenhoefer, Civil Engineer, dated May 30, 1931, and recorded in Plat Book E.G.H. 2, folio 98.

BEING ALSO all and the same real estate conveyed from Gregory Jon Griffith and Bradley Evin Griffith unto Gregory Jon Griffith and Lee Ann Griffith, his wife, by deed dated February 22, 1978, and recorded in Liber 1042, folio 952, one of the Land Records of Frederick County, Maryland.

The property to be foreclosed and described herein is improved with a dwelling house. The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area and regardless of the condition of the same.

TERMS OF SALE: A deposit of \$10,000.00 of the sale price will be required of the successful bidder at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland (unless postponed at sole option of Assignee), with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of 10% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including, without limitation, document preparation, recording costs and taxes, transfer taxes, revenue stamps, settlement fees, notary fees, survey expense (if any), and title charges and premiums will be at the cost of the purchaser.

Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages, to resell the property at the purchaser's risk or to pursue such other remedy he may have under Maryland law. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

NOTE: For additional information, contact the Assignee or auctioneer.

JOSEPH S. WELTY
Assignee
30 West Patrick Street, 6th Floor
Frederick, Maryland 21701

662-5155
JANET I. MCCURDY
Attorney for Assignee
30 West Patrick Street, 6th Floor
Frederick, Maryland 21701
662-5155
JAMES TROUT, Auctioneer

I hereby a
of August, 1988
annexed adverti
covenant and ag
aforesaid adver
the time of sai
WITNESS:

[Signature]

Receipt of

this 24th day
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[Signature]
Assignee

LAW OFFICES
MILES & STOCKBRIDGE
FREDERICK MARYLAND