

No. 17174 Equity
ASSIGNEE'S SALE
OF
VALUABLE REAL ESTATE
IN MIDDLETOWN DISTRICT,
FREDERICK COUNTY, MARYLAND

By virtue of a power of sale contained in a mortgage from James Franko and Mary C. Franko, his wife dated October 14, 1947 and recorded in Liber 467 folio 110 one of the land records of Frederick County, Maryland, the under signed assignee of said mortgage for the purpose of foreclosure will sell at public auction at the Court House door in Frederick City and County, Maryland on SATURDAY, SEPTEMBER 15, 1951 at 10.00 A. M. (D.S.T.) all that lot of ground and the improvements thereon consisting of 10.88 acres of land more or less about a mile from Route No. 40-A near the community of Haw Bottom and being all the said property that was conveyed by Thomas J. Volluse and Maude E. Volluse, his wife, to James Franko and Mary E. Franko, his wife by deed dated January 26, 1946 and recorded in Liber 452 folio 219 one of the land records of Frederick County, Maryland, (the said James Franko having subsequently died and his said wife having remarried and being now named Mary C. Dopkowski).

This property is improved by a partially completed concrete block dwelling house which is under roof, wired for electricity, and contains a large living room with hardwood floor, two bed rooms, dining room, kitchen and bath (but with no plumbing installed). In addition, there is a concrete block chicken house upon the premises which, with a small expenditure for repairs to the roof, can be placed in good, useable condition. A private electric line serves the premises.

This property lies on high ground on the western slope of Catoclin Mountain and has a beautiful view both of the entire Middletown Valley to the west and of the mountains to the east. It was begun as a home by the mortgagors but the death of the husband, James Franko, and the subsequent remarriage of the wife whose present husband has moved from the county stopped its completion. With the expenditure of a comparatively small amount of money this property is an excellent buy for anyone desiring a mountain home.

TERMS OF SALE: A deposit of \$300.00 will be required of the purchaser on the date of the sale, balance thereof on ratification by the Court. All costs of conveyancing, including State and Federal revenue stamps are at the expense of the purchaser. Taxes will be apportioned as of the date of sale.

ROBERT E. CLAPP, JR.
Assignee

Emmert R. Bowlus
Auctioneer
Robert E. Clapp, Jr.
Solicitor

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.
Frederick, Md., Sep 15 1951

This is to certify, That the annexed Sale was published in The News, a newspaper published in Frederick County, once a week for three successive weeks prior to the 15th., day of September, 1951.

THE NEWS-POST
Per Ira V. Moore

Filed September 15, 1951

EXHIBIT NO. 1

ACKNOWLEDGMENT OF PURCHASE

This is to acknowledge that John L. Routzahn has purchased the real estate and improvements thereon described in the attached advertisement of sale from Robert E. Clapp, Jr., assignee for the purpose of foreclosure, of a mortgage from James Franko and Mary C. Franko, his wife, dated October 14, 1947 and recorded in Liber 467 folio 110 one of the land records