

ACKNOWLEDGEMENT OF PURCHASE AT PUBLIC AUCTION

The undersigned hereby acknowledge purchase of all of the properties described in the annexed advertisement, being offering No. 5, from H. Allen Mezger, Assignee, at and for the sum of \$43,350.00 of which \$6,502.50 was paid on the date of sale. Witness our hands and seals:

Samuel W. Barrick (Seal)
Samuel W. Barrick

Edward D. Storm (Seal)
Edward D. Storm

Filed March 29, 1960

MEZGER & MEZGER, ATTORNEYS
200 WEST SARATOGA STREET, BALTIMORE 1, MARYLAND

ASSIGNEE'S MORTGAGE SALE

OF VALUABLE FEE SIMPLE

RESIDENTIAL, FARM, RENDERING PLANT AND SLAUGHTER HOUSE PROPERTIES

Located at or near Thurmont, Creagerstown Election District, Frederick County, Maryland

Under and by virtue of the power and authority contained in a mortgage from James Austin Fraley (sometimes known as J. Austin Fraley) and Mary Victoria Fraley (sometimes known as Mary R. Fraley), his wife, dated May 15, 1951, and recorded among the land records of Frederick County in Liber E.C.W. No. 492, Folio 195, etc., and duly assigned unto the undersigned for the purpose of foreclosure, default having occurred thereunder, the undersigned, assignee for the purpose of foreclosure, will sell at public auction at the front Court House Door, Court House, Frederick, Frederick County, Maryland on

SATURDAY, MARCH 26, 1960

AT 12 O'CLOCK NOON

The Following Properties

OFFERING 1 (Parcels 7, 8, 9, 10 and 11 in said mortgage) described as follows: BEGINNING FOR the seventh and being and comprising all that tract of land containing Seventeen (17) acres of land, more or less, as more fully described in Deed dated November 18th, 1902 and recorded among the Land Records of Frederick County in Liber D.H.H. No. 15, Folio 392, was granted and conveyed by Minerva Harbaugh, et al, to Eugene Staub.

BEGINNING for the eighth and being and comprising all that tract of land containing One Hundred Twenty-one (121) acres, One (1) rood, and Thirty-three (33) square perches of land, more or less, as more fully described in Deed dated May 9th, 1882, and recorded among the Land Records of Frederick County in Liber A.F. No. 5, Folio 323, was granted and conveyed by John W. Staup and Eva Staup, his wife, to Eugene Staub.

SAVING AND EXCEPTING therefrom all that tract of land heretofore granted and conveyed and more fully set forth in Deed dated December 31st, 1907, and recorded among the Land Records of Frederick County in Liber No. 284, Folio 358, from Eugene B. Staup to the County Commissioners of Frederick County.

BEGINNING for the ninth and being and comprising all of that tract of land containing ninety (90) acres, One (1) rood, and Thirty-four and Four tenths (34.4) perches of land, more or less, as more fully described in Deed dated September 10th, 1912, and recorded among the Land Records of Frederick County in Liber No. 303, Folio 366, was granted and conveyed by Columbus A. Welker and wife, to James G. Stevens, including the right of ingress and egress over a private road as established in the conveyance dated March 31st, 1882, and recorded among the Land Records of Frederick County in Liber A.F. No. 5, Folio 145, from Henry J. Ramsburg and Martha E. Ramsburg, his wife, to Henry T. Ramsburg.

SAVING AND EXCEPTING those tracts of land heretofore granted and conveyed by the following Deeds: (1) From Thomas A. Welker and wife to Littleton C. Fox, dated May 5th, 1894, and recorded among the Land Records of Frederick County in Liber J.L.J. No. 7, Folio 48, containing Twenty-six (26) perches of land, more or less. (2) From Thomas A. Welker and wife to Littleton C. Fox, recorded among the Land Records of Frederick County in Liber J.L.J. No. 14, Folio 495, containing Thirty-five (35) perches of land, more or less.

BEGINNING for the tenth and being and comprising all that tract of land containing Thirteen (13) acres of land, more or less, as more fully described in Deed dated September 10th, 1921, and recorded among the Land Records of Frederick County in Liber No. 333, Folio 366, was granted and conveyed by Lavina R. Miller, Executrix, to James G. Stevens.

BEGINNING for the eleventh and being and comprising all that tract of land containing Six (6) acres and Thirty-three and Ninety-five One Hundredths (33.95) perches of land, more or less, and more fully described in Deed dated March 10th, 1919, and recorded among the Land Records of Frederick County in Liber No. 328, Folio 165, was granted and conveyed by Mamie D. Palmer and husband, to James G. Stevens.

Said tracts of land severally, eighthly, ninthly, tenthly, and eleventhly herein described being the same tracts of land which by Deed dated September 23rd, 1944, and recorded among the Land Records of Frederick County in Liber No. 444, Folio 249, were granted and conveyed by Frank W. Fraley and Ida M. Fraley, his wife, to J. Austin Fraley, one of the said Mortgagors.

The above described tracts of land containing in the aggregate 247 Acres, more or less, situated 1/2 mile west of Creagerstown, Maryland and 3 1/2 miles East of Catoctin Furnace, on Black Hills Road, improved on the Westerly side of said road with a two-story brick dwelling and a 12'x40' tile sto and improved on the Easterly side with a two-story frame dwelling; a back barn, 27'x52', of frame construction; a stock barn, 33'x30', of frame construction; a concrete block garage, 20'x40', with metal roof; a group of five (5) frame chicken houses of various sizes, being three (3) 12'x12', One (1) 8'x10' and One (1) 6'x11'; a concrete block sto 12'x40'; a wash house of frame construction, 12'x14'; and a hog pen of frame construction, 16'x21'.

OFFERING 2 (Parcel 6 in said Mortgage) and described as follows: BEGINNING for the sixth, situate, being and being on the South side of East Main Street, Thurmont, Thurmont Election District, Frederick County, Maryland, which place of beginning is at a point on the South side of said Street, it being the Northeast corner of the lot now or formerly owned by George F. Lato, and running thence with the East side of the said Lato's lot, South Twenty-five and one-half (25 1/2) degrees West One Hundred Eighty-eight (188) feet; thence South Sixty-four and one-half (64 1/2) degrees East Sixty-one (61) feet; thence North Twenty-five and one-half (25 1/2) degrees East One Hundred Seventy-seven and one-half (177 1/2) feet to the line of curbstones on the South side of said East Main Street; thence North Fifty-six and three-fourths (56 3/4) degrees West with the said curbline Eighty-one and one-half (81 1/2) feet to the place of beginning.

BEING the same lot of ground which by Deed dated June 10th, 1948, and recorded among the Land Records of Frederick County in Liber No. 455, Folio 491, was granted and conveyed by F. Daisy Woesche, Unmarried, and Mary Amelia Woesche, Unmarried, to J. Austin Fraley, one of the said Mortgagors.

Improved with a two and one half (2 1/2) story brick building containing approximately fifteen (15) rooms and basement rented as apartments, located on the South side of East Main Street in Thurmont, Maryland.

OFFERING 3 A Combination of Offerings No. 1 and No. 2 as an entirety.