

ASSIGNEE OF MORTGAGEE'S SALE OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in a mortgage executed by Emory L. Smith and Kate C. Smith, his wife, dated June 16, 1922, and recorded in Liber No. 339, Folio 308, one of the Land Records of Frederick County, Maryland, duly assigned to the undersigned, default having occurred therein, the undersigned will offer at public auction in front of the Court House door in Frederick City, Frederick County, Maryland, on

WEDNESDAY, JANUARY 5, 1944, at 10:30 o'clock a. m., all the following described real estate located in Liberty Election District, Frederick County, Maryland, to-wit:

FIRST: All that valuable farm containing 124 acres, more or less, situated as aforesaid, about 1 1/2 miles north of Libertytown on the public highway leading from Liberty to Union Bridge, improved with a practically new 7-room metal-roofed, frame house equipped with electricity, metal-roofed bank barn, wagon shed, chicken houses, spring house, and other outbuildings. The property includes an excellent spring of water accessible for domestic use. The farm consists of approximately 20 acres in desirable meadow land, 15 acres in timber, and the residue of the acreage is suitable for cultivation with crops generally raised in the locality.

A 1/2 interest in 35 acres, more or less, of growing wheat is reserved from this sale, together with the right of the present tenant, his agents and assigns, to enter upon the premises to harvest, thresh and remove the grain from this crop. Landlord's possession of the premises will be given immediately upon ratification of the sale by the Court; full possession on April 1, 1944.

For title reference, see deed from Albert C. Smith, et al., to Emory L. Smith, dated March 2, 1891, and recorded in Liber W. I. P. No. 131, Folio 132, one of the Land Records of the County aforesaid.

SECOND: All that lot or parcel of land situate on the south side of Main Street in Libertytown, in the County and State aforesaid, fronting 50 feet, more or less, on said street, and running back a uniform width 300 feet, more or less, to South Street, improved with a 9-room, slate and metal-roofed brick house, frame garage, wash house, chicken house and other outbuildings. The dwelling is readily adaptable to two-family occupancy. Possession will be given immediately upon ratification of the sale by the Court.

Terms of Sale: Cash. A deposit of \$1,000.00 and \$500.00, respectively, will be required of the purchaser or purchasers of each of the aforementioned parcels on the day of sale, the residue on ratification of sale by the Court. All taxes and public assessments chargeable against the said real estate for the year 1944, and all costs of conveyancing, including U. S. Revenue Stamps and State of Maryland Relief Stamps, shall be borne by the purchaser or purchasers.

AMOS A. HOLTER,
Trustee in No. 10,539 Equity,
Assignee
Emmert R. Bowlus, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

We John J. Gross and Margaret C. Gross, his wife hereby acknowledge having purchased from

Amos A. Holter, Trustee in No. 10,539 Equity,

Assignee, all that real estate firstly

described in the annexed advertisement of

sale at and for the sum of Six Thousand

One Hundred and 00/100 Dollars (\$6100.00)

and agree to comply with the terms of

sale as therein set forth.

Witness our hands and seals this

5th day of January, 1944.

John J. Gross (SEAL)

Margaret C. Gross (SEAL)

Witness:

Emmert R. Bowlus

Received of John J. Gross and Margaret C. Gross, his wife the sum of One Thousand Dollars (\$1,000.00) in compliance with the terms of sale as above set forth.

Amos A. Holter
Assignee

Filed January 6, 1944