PUBLIC SALE

**Mortgage Sale**
**of**
**Valuable Fee-Simple Property**

Under and by virtue of the power and authority contained in a mortgage from Herbert Humphries, individually, and t/a Herbert Humphries Construction Company, and Veronica T Humphries, his wife, dated the 9th day of April, 1962, and recorded among the Land Records of Frederick County in Liber No 667, Folio No 138, etc (default having occurred thereunder), the undersigned, the attorney named in the mortgage, will offer at public sale at the Court House Door in Frederick City, Frederick County, Maryland

ON THURSDAY,
JULY 21, 1966
AT 11 00 O'CLOCK A.M.

All that piece or parcel of ground situate, lying and being on Grove Street or Road in Frederick District, Frederick County, Maryland, and more particularly described as follows

BEGINNING for the lot or parcel of land hereby intended to be conveyed at a post on the south side of a 60 foot street or road, sometimes known as "Grove Road," said point being located at the end of the third line or north 17 degrees 45 minutes west 175 foot line of a certain 0 86 acre lot of land conveyed to Bernard E. Dennis and wife by Earl W McDevitt and wife, dated April 18, 1955, and recorded in Liber No 545, Folio No 230, one of the Land Records aforesaid, and running thence by and with the said south margin of said 60 foot street and with a part of the fourth line of said 0 86 acre lot of land (1) north 72 degrees 15 minutes east 89 2 feet to an iron pipe marker, thence by a line of division now made, and running so as to pass 10.0 feet west of the west wall of a concrete building (2) south 17 degrees 45 minutes east 175 feet to a steel axel driven in the second line of the aforesaid 0 86 acre lot of land (3) south 72 degrees 15 minutes west 89 2 feet, to a post and running thence with the third line of said 0 86 acre lot (4) 17 degrees 45 minutes west 175 0 feet to the place of beginning, containing 15,610 square feet, and being all and the same property described in the Deed from Bernard E Dennis and Dorothy F Dennis, his wife, to Herbert Humphries Construction Company (the same being the property of Herbert Humphries t/a Herbert Humphries Construction Company), said Deed dated October 23, 1961, and recorded in Liber No 659, Folio No. 629, one of the Land Records of Frederick County

This property is also described in a Deed from Kathryn Y Forney, widow, to Herbert Humphries, individually, and t/a Herbert Humphries Construction Company, and Veronica T Humphries, his wife, said Deed being dated the 20th day of March, 1961, and recorded in Liber No. 656, Folio No. 97

The improvements consist of a one story concrete block building with brick facing, approximately 36 feet by 64 feet. This Building Was Formerly Used As An Office And Shop By Herbert Humphries T/A Herbert Humphries Construction Company

And including the right and privilege granted by the aforesaid Deed unto the said Herbert Humphries and Veronica T Humphries, his wife, their heirs and assigns, to use a roadway for the purpose of ingress and egress to and from the lot of land above described to a strip of land 10 feet wide and 175 feet in depth or length, joining and running by and with a second line of a lot of land heretofore described

TERMS OF SALE A cash deposit of $750 00 will be required of the purchaser or purchasers on the day of sale The balance of purchase money shall be due upon ratification of sale by the Circuit Court for Frederick County, Maryland. Possession will be given upon date of final settlement All State and County taxes will be adjusted as of the date of settlement All costs of conveyancing, including Federal and State Stamps requisite for the Deed, shall be borne by the purchaser

CHARLES McC MATHIAS
Attorney Named In Mortgage
EMMERT R BOWLUS,
Auctioneer

LIBER 25 PAGE 362

NO 21,366 EQUITY
Exhibit 1

ACKNOWLEDGMENT OF PURCHASE

TO WHOM IT MAY CONCERN

I / We hereby acknowledge having purchased from Charles McC. Mathias, Attorney Named in the Mortgage, all that real estate described in the annexed advertisement of sale, at and for the sum of Ten Thousand one hundred Dollars, ($10,100.00), and agree to comply with the terms of sale as herein set forth

WITNESS my ~~our~~ hands and seals this 21 day of July, 1966

Francis M. Huggins (SEAL)
Francis M. Huggins

_____ (SEAL)

Witness.

Emmert R. Bowlus
Emmert R. Bowlus

Subscribed and sworn to this 21st day of July, 1966

Gordon F. Palmer
Notary Public
Gordon F. Palmer

Filed July 26, 1966

EXHIBIT NO. "2"
Filed July 26, 1966