

PUBLIC SALES

PUBLIC SALE

OF VALUABLE REAL ESTATE

By virtue of a Decree of the Circuit Court for Frederick County in Equity, passed in No. 17,450 Equity in said Court, wherein Cecile Smith Clark, et al. are Complainants, and Robert M. McIntyre, et al. are Defendants, the undersigned Trustee appointed in said Decree, will offer for sale at the Court House in Frederick City, Maryland, on Saturday, January 17th, 1953, at the hour of eleven o'clock a. m. all the following described real estate situated in Frederick County, Maryland, and more particularly described as follows:

FIRST: All that parcel of land imreal estate which was conveyed unto Robert V. Smith by deed from James E. Bartgis, widower, dated November proved with a dwelling house known as No. 125 West Fifth Street, in Frederick, Maryland, and being the same 17, 1936, and recorded in Liber No. 404, folio 485, one of the Land Records for Frederick County.

This property is improved with a two-story, four-room brick house, containing stool, running water and electricity.

SECOND: All that parcel of land improved with a dwelling house situated on the north side of West Fifth Street, fronting 20 feet thereon, and being the same parcel of real estate which was conveyed unto Robert V. Smith by deed from Lewis R. Jamison, unmarried, dated June 22, 1937, and recorded in Liber No. 407, folio 528, one of the Land Records for Frederick County, and known as No. 115 West Fifth Street.

This property is improved with a two-story six-room brick house, with electricity and bath.

THIRD: All that parcel of land located on the west side of South Jefferson Street, in Frederick, Maryland, beginning at a point on the west side of South Jefferson Street at the northeast corner of the property now described, thence by a line the latter part of which runs with the north face of the brick wall of the dwelling on the property described (1) N. 57 degrees 20' W. 58.0 feet to appoint on said wall 1.0 feet east of the northwest corner of said dwelling, thence (2) N. 65 degrees 45' W. 41.45 feet to an iron pipe, thence by fences now standing two courses and distances, (3) S. 32 degrees 40' W. 11.6 feet, thence (4) S. 59 degrees 35' E. 40.0 feet to the west end of a joint alley, used jointly with the dwelling herein described and the adjoining dwelling No. 17 South Jefferson Street, thence by and with the center of said joint alley (5) S. 57 degrees 20' E. 59.0 feet to the west side of South Jefferson Street, thence by and with the west side of said street (6) N. 32 degrees 40' E. 18.05 feet to the place of beginning, and known as No. 15 South Jefferson Street.

It being part of the same real estate which was conveyed unto Robert V. Smith by deed from William L. Mantz and Frank Mantz, Executors, dated December 29, 1937, and recorded in Liber No. 411, folio 104, one of the Land Records for Frederick County.

This property is improved with a two and one-half story brick dwelling containing six rooms and bath, pipeless furnace, attic and electricity, and metal roof.

FOURTH: All that parcel of land located on the west side of South Jefferson Street, Frederick, Maryland, beginning at a point on the west side of South Jefferson Street opposite the joint divisional wall between the dwelling known as No. 17 South Jefferson Street, and the dwelling adjoining on the south, known as No. 19 Jefferson Street, and running thence through the center of said divisional wall and continuing with a fence now standing, (1) N. 57 degrees 20' W. 99.0 feet, thence by fences now standing two courses and distances, (2) N. 32 degrees 40' E. 14.5 feet, thence (3) S. 59 degrees 35' E. 40.0 feet to the west end of a joint alley, used jointly with the dwelling No. 17 and the adjoining dwelling No. 15 South Jefferson Street, thence by and with the center of said joint alley (4) S. 37 degrees 20' E. 59.0 feet to the west side of South Jefferson Street thence by and with the west side of said street (5) S. 34 degrees 20' W. 16.05 feet to the place of beginning, and known as No. 17 South Jefferson Street.

It being part of the same real estate which was conveyed unto Robert V. Smith by deed from William L. Mantz and Frank Mantz, Executors, dated December 29, 1937, and recorded in Liber No. 411 folio 104, one of the Land Records for Frederick County.

This property is improved with a two and one-half story brick dwelling containing six rooms and bath, pipeless furnace, attic, and electricity, and metal roof.

FIFTH: All that parcel of land located on the west side of South Jefferson Street, Frederick, Maryland,

PUBLIC SALES

beginning at a point on the west side of South Jefferson Street opposite the joint divisional wall between the dwelling No. 19 South Jefferson Street, and the dwelling adjoining on the north known as No. 17 South Jefferson Street, and running thence by and with the center of said divisional wall and continuing with a fence now standing (1) N. 57 degrees 20' W. 99.0 feet, thence by fences now standing two courses and distances, (2) S. 32 degrees 40' W. 16.05 feet, thence (3) S. 57 degrees 20' E. 40.0 feet to the west end of a joint alley, used jointly by the dwelling No. 19 and the dwelling on the south known as No. 21 South Jefferson Street, thence by and with the center of said joint alley (4) still S. 57 degrees 20' E. 59.0 feet to the west side of South Jefferson Street thence by and with the west side of South Jefferson Street (5) N. 32 degrees E. 18.05 feet, to the place of beginning, and known as No. 19 South Jefferson Street.

It being part of the same real estate which was conveyed unto Robert V. Smith by deed from William L. Mantz and Frank Mantz, Executors, dated December 29, 1937, and recorded in Liber No. 411, folio 104, one of the Land Records for Frederick County.

This property is improved with a two and one-half story brick dwelling containing six rooms and bath, pipeless furnace, attic, and electricity, and metal roof.

SIXTH: All that parcel of land located on the west side of South Jefferson Street, Frederick, Maryland, beginning at a point on the west side of South Jefferson Street at the southeast corner of the property No. 21 Jefferson Street, and running thence by and with the south face of the brick wall of the dwelling No. 21 South Jefferson Street, and continuing with a fence now standing (1) N. 57 degrees 20' W. 99.0 feet, thence by fences now standing, two courses and distances, (2) N. 32 degrees 40' E. 18.05 feet, thence (3) S. 57 degrees 20' E. 40.0 feet to the west end of a joint alley, used jointly by the dwelling No. 21 South Jefferson Street, and the dwelling adjoining on the north known as No. 19 Jefferson Street, thence by and with the center of said joint alley (4) still S. 57 degrees 20' E. 59.0 feet to the west side of South Jefferson Street, thence by and with the west side of South Jefferson Street (5) S. 32 degrees 40' W. 16.05 feet to the place of beginning, and known as No. 21 South Jefferson Street.

It being part of the same real estate which was conveyed unto Robert V. Smith by deed from William L. Mantz and Frank Mantz, Executors, dated December 29, 1937, and recorded in Liber No. 411, folio 104, one of the Land Records for Frederick County.

This property is improved with a two and one-half story brick dwelling containing six rooms and bath, pipeless furnace, attic, electricity and metal roof.

All of these properties are subject to a monthly tenancy.

SEVENTH: All that parcel of land located on the south side of Rockwell Terrace, Frederick, Maryland, and being the same real estate conveyed unto Robert V. Smith by deed from George E. Wilcoxon and wife, dated December 8, 1911, and recorded in Liber H. W. B. No. 300, folio 18, one of the Land Records for Frederick County, and known as No. 300 on said Street.

This property is improved with a two and one-half story frame dwelling house containing eight rooms, bath, attic, with a room finished in the attic, electricity, oil heat, metal roof, laundry tubs in the cellar, toilet in the cellar and stationary wash stand on the first floor, and two-car garage.

This property is subject to a yearly tenancy, which shall expire on August 31, 1953.

All of the above described real estate being the same parcels of land that were devised to Cecile Smith Clark, Constance V. O'Toole, Margaret L. Reesor and Robert M. McIntyre by the last will and Testament of Robert V. Smith recorded in Liber J. H. No. 1 folio 374, one of the Will Records for Frederick County, subject to a life estate, which is now expired.

Terms of sale as prescribed by Decree of the Court—One-half of purchase money on day of sale or upon the ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his, her or their note with approved security, and bearing interest from day of sale, or all cash, at the option of the purchaser.

A deposit of ten per cent of the purchase price will be required of the purchaser on each of said parcels on day of sale.

Cost of conveyancing and Federal revenue at the expense of the purchaser.

Taxes and water rent to be adjusted to day of sale.

WILLIAM M. STORM Trustee U. Grant Hooper, Auctioneer

EXHIBIT CERTIFICATE OF PURCHASE

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, the parcel of land described as "first" in the annexed advertisement of sale, at and for the sum of Forty three hundred & fifty Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said annexed advertisement of sale.

WITNESSES BY (OUR) HAND(S) AND SEAL(S) ON THIS 17th DAY OF JANUARY, 1953.

Paul W Fogle SEAL  
Mary C Fogle SEAL  
William M Storm

I (we) hereby acknowledge to have purchased from William M. Storm, Trustee, the parcel of land described as "second" in the annexed advertisement of sale, at and for the sum of Four thousand Dollars, and I (we) hereby agree to comply with the terms of sale as prescribed in said annexed advertisement of sale.

WITNESSES BY (OUR) HAND(S) AND SEAL(S) ON THIS 17th DAY OF JANUARY, 1953.

Calvin L... SEAL  
Margaret C Lid... SEAL