

**PUBLIC SALE
Of Valuable
REAL PROPERTY**

Situate at Mount Airy, Woodville District, Frederick County, Maryland. By virtue of the Order of the Circuit Court for Frederick County, Maryland, passed on the 15th day of July, 1958, in the case of Lewis W. Crouse and Betty Mae Crouse, his wife, et al., Plaintiffs, vs. Genevieve Beckham, deceased and Harold C. Beckham, widower, and Mrs. Warren B. Mooney, daughter of Genevieve Beckham, now deceased, et al., defendants, being No. 18,883 Equity in said Court, the Undersigned Trustee appointed by said Court, will offer at public sale on the premises along the west side of South Main Street, in Mount Airy, Woodville District, Frederick County, Maryland, on **WEDNESDAY, AUGUST 13, 1958**
At The Hour of 1:00 O'clock P. M., (D.S.T.)

all that lot or parcel of land situate as aforesaid, of which W. Benton Harn died, seized and possessed and being the same land and premises which, by deed dated December 19, 1918, and recorded among the Frederick County Land Records in Liber 326, folio 322, Robert J. Brandenburg, bachelor, granted and conveyed unto William B. Harn and Letha Z. Harn, and more particularly described as:

BEGINNING at a point in the center of the Buffalo Road at the end of the second line described in a deed from Charles A. Runkles and wife to C. Willard Metcalfe by deed dated August 26, 1909 and recorded in Liber S.T.H. No. 289, folio 236, one of the Land Records of Frederick County and running thence by magnetic bearings taken December 5, 1918 and correcting the same to correspond with stones formerly planted (1) N. 42 1/4 degrees W., 42 7/10 rods to a stone formerly planted; (2) N. 34 1/2 degrees E., 6 1/2 rods to a stone formerly planted; (3) N. 50 1/2 degrees W., 36 2/10 rods to a stone now to be planted; thence by two lines of division now made, (4) S. 38 degrees W., 12 2/10 rods to a stone now to be planted; (5) S. 43 1/4 degrees E., 68 1/2 rods to a point in the middle of the Buffalo Road and intersecting the second line of the above name deed; thence with it (6) N. 48 degrees E., 8 48/100 rods to 140 feet to the place of beginning, containing 4 acres and 100 sq. rods of land more or less.

Said parcel of land fronts on Main Street (State Route No. 27) 139 feet, more or less, and is improved with a **BRICK DWELLING HOUSE**

containing 8 rooms and bath. Other facilities include oil burning furnace and electricity. The property is further improved with a large garage, chicken house and another outbuilding.

Terms of sales as prescribed by the Court decree: One-third of the purchase price in cash on day of sale; balance in six months. Deferred payments to bear interest at 6% per annum from date of sale.

All real estate taxes, municipal, county and State, to be adjusted to date of sale.

All costs of conveyancing, including all stamps on deed to be borne by purchaser.

Inspection of the dwelling house on day of sale; at any other time by application to the undersigned Trustee.

L. PEARCE BOWLUS,
Trustee

L. Pearce Bowlus, Attorney

Albert S. Tabler, Auctioneer

I/we do hereby acknowledge that

I/we have purchased the real estate described in the annexed advertisement for \$ 14,000

Purchased this 13 day of August 1958,

in accordance with the terms of the sale contained in the annexed advertisement.

Donald H. Grimes

Virginia E. Grimes

Witness:

Albert S. Tabler, Jr.

Filed August 14, 1958

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