

TRUSTEE'S SALE

OF VALUABLE BUSINESS REAL PROPERTY

Pursuant to a Decree of the Circuit Court for Frederick County in No. 19269 Equity, the undersigned Trustees will offer for sale, free and clear of all liens, at public auction at the Court House door in Frederick City, Maryland, on

WEDNESDAY, MARCH 23, 1960

AT 11 O'CLOCK A. M.

all that lot or parcel of ground situate, lying and being in Frederick, Frederick County, State of Maryland, at the Southeast corner of North Market Street and East Seventh Street, fronting on North Market Street 22 feet, more or less, and eastwardly for depth 150 feet, more or less, being the same piece or parcel of land mentioned and described in a deed from Cora M. Staley, widow, to John G. Droneburg and Marie K. Droneburg, his wife, dated the 6th day of March, 1946, and recorded in Liber 452, Folio 359, one of the Land Records of Frederick County, Maryland.

This property is improved with a two story brick building, the first floor of which is now operated as a grocery store and the second floor consisting of a modern, five room apartment. To the rear of the main building there are four cement block garages or store rooms.

TERMS OF SALE—A cash deposit of one fourth of purchase money to be paid in cash on date of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County.

Taxes, water rent and Sewage Tax to be prorated to day of final settlement.

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

Possession to be given on date of ratification of sale by the Circuit Court for Frederick County, Maryland, and upon final settlement being made by purchaser or purchasers.

**MURRAY H. FOUT, ALTON Y. BENNETT,
GOODLOE E. BYRON, Trustees**
MURRAY H. FOUT, ALTON Y. BENNETT,
GOODLOE E. BYRON, Attorneys
NULL and NULL, Auctioneers

WITNESS:

John H. Yell

I hereby certify that we have received this 23rd day of March, 1960,

from _____,

the sum of _____ part of

the purchase money for the above and foregoing real estate.

I/We acknowledge that I/We have this 23rd day of March, 1960, purchased at public sale of Murray H. Fout, Alton

Y. Bennett and Goodloe E. Byron, Trustees in No. 19269 Equity in the Circuit Court for Frederick County, in Equity and pursuant of a Decree of the said Court, dated the 18th day of February, all that piece or parcel of ground situate, lying and being on the South East corner of North Market St. and East Seventh St., in Frederick, Frederick County, Maryland, mentioned and described in the annexed advertisement of sale at and for the sum of

Nineteen Thousand,
Two Hundred Dollars,

and I/We do hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer.

WITNESS My/Our hand and seal .

Paul M. Jeffers (SEAL)

Marie K. Jeffers (SEAL)

Alton Y. Bennett
Goodloe E. Byron
Murray H. Fout