

LIBER 17 PAGE 550  
**CERTIFICATE OF PUBLICATION**  
From THE NEWS-POST Frederick, Md. January 19, 1961

**SUBSTITUTED TRUSTEE'S SALE  
OF TWO VALUABLE  
FARM PROPERTIES**

By virtue of an Order of the Circuit Court for Frederick County entered in a case entitled A. C. Lawrence Downey on Petition being No. 12,392 Equity in the Circuit Court for Frederick County, Maryland, which order is dated the 31st day of January, 1961, the undersigned Substituted Trustee will receive sealed bids for all of its right, title and interest in either or both of the hereinafter described properties at its offices, 154 North Market Street, Frederick City, Frederick County, Maryland, on or before

11:00 A. M., JANUARY 19, 1961

At the above hour, such bids will be opened and the undersigned reserves the right to reject any and all bids.

The properties for which bids will be received are more particularly described as follows:

**FARM NO. ONE:** All that farm known as the Home Farm containing 245 $\frac{3}{4}$  acres of land, more or less, located at the intersection of the Woodville and Emerson Burrier Roads about one mile south of Unionville in Frederick County Maryland.

This property is improved with a large stone and frame main dwelling with composition shingle roof containing 14 rooms improved with a bath and electricity and heated with stoves.

The tenant house upon the premises is a frame-composition roofed structure containing 7 rooms with electricity. The cow barn is a 30 stallion modern dairy barn constructed of concrete block and frame with a metal roof and attached is a frame-metal roof silo 14'x45' with a concrete-block metal roof dairy house. All dairy equipment (including the milk tank) on the property belongs to the present tenant and is not being sold by the undersigned.

The property is further improved by a frame-slate roof bank barn 85'x45' wagon shed and corn house, hog house, machine shed, old slave quarters, garage, chicken house and horse barn.

Water is supplied by two drilled wells.

The present tenant has given notice that he is terminating his tenancy on April 1, 1961 when full possession can be given to the purchaser.

**FARM NO. 2:** All that farm known as the Middle Farm containing 286 acres of land, more or less, located on the Woodville and Peddicord Roads about 1 $\frac{1}{4}$  miles south of Unionville in Frederick County, Maryland.

This property is improved with a frame, eight room house with composition shingle roof. It contains a bath and electricity but there is no furnace. The tenant house upon the premises is a four-room frame-metal roof structure. The barn is a 22 stallion bank barn converted to dairy use with stone-metal roof dairy house and two wood silos without tops attached.

The property is further improved with a hog house, corn house, poultry house, spring house, garage and tool shed.

At present the property is rented for a cash money rent of \$125.00 per month, such tenancy being from year to year and terminable on April 1, 1962 upon notice prior to October 1, 1961.

Landlord's possession can be given immediately upon ratification of sale.

For title reference see deed from C. A. Lawrence Downey, unmarried, to Ernest A. Lawrence, et al, dated April 14, 1919 and recorded in Liber 28, folio 155, one of the land records of Frederick County, together with the equity proceedings above referred. See also the will of Ernest A. Lawrence dated September 24, 1930 and recorded in Liber C.H.B. 1, folio 341, one of the will records of Frederick County. For plat of all the properties of which Ernest A. Lawrence died seized and possessed, see plat dated July 1, 1931 and recorded in Plat Book No. 3, folio 1, one of the records of plates in the office of the Clerk of the Circuit Court for Frederick County.

**TERMS OF SALE:** Each bid must be accompanied by cash or a certified check or Treasurer's check or Cashier's check in the amount of 10% of the purchase price, payable to Farmers & Mechanics-Citizens National Bank, Substituted Trustee in No. 12,392 Equity. In case of acceptance of any bids such deposit will be retained until ratification of sale by the Circuit Court for Frederick County and all other deposits will be returned within five days of the opening of bids. In case all bids are rejected all such deposits will be returned with such five day period.

In case of the acceptance of any bid the balance of the purchase price must be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Taxes and all other expenses are to be adjusted to the day of sale and all costs of conveyancing including state and federal revenue stamps are to be borne by the purchaser or purchasers.

**FARMERS & MECHANICS CITIZENS  
NATIONAL BANK OF FREDERICK**  
Substituted Trustee in  
No. 12,392 Equity

Robert E. Clapp, Jr., Solicitor

This is to certify that the annexed Advertisement of Sale was published in The News & The Post newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last such publication being made not more than one week prior to the 19th day of January 19 61.

THE NEWS-POST  
Filed January 30, 1961  
Per Geo. B. Delaplaine