

TRUSTEES' SALE

OF VALUABLE REAL ESTATE

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed on the 15th day of November, 1961, in a cause in which Elsie May Ramsburg, et. al., are the Complainants, and Etta May Leveronne, et. al., are Defendants, being No. 19,826 Equity on the Equity Docket of said Court, the undersigned Trustees named in said Decree will offer at public auction at the Court House door in Frederick, Frederick County, Maryland.

WEDNESDAY, JANUARY 10, 1962

AT 10:30 O'CLOCK A. M.

all that real estate of which Harry E. Ramsburg, late of Frederick County, Maryland, deceased, died seized and possessed, and more particularly described as follows:

PARCEL No. 1: All that farm situate along the Dublin Road, in Walkersville Election District, in the County and State aforesaid, containing 176 acres, 2 roads and 28 square perches of land, more or less, improved with a 10-room stone and frame house, summer house, bank barn, wagon shed, grain shed and other outbuildings. The land is of good quality, and is in a good state of cultivation. The property is adapted to the production of crops generally grown in the locality.

For title reference see deed from Marshall O. Ramsburg, et. ux. to Harry E. Ramsburg dated August 21, 1928, and recorded in Liber No. 406, folio 592, one of the Land Records of the County aforesaid.

PARCEL No. 2: All that residential property situate in the Village of Dublin, in Walkersville Election District, in the County and State aforesaid, containing 1/2 acre of land, more or less, improved with a 6-room brick and log house and other outbuildings. This property constitutes a self-sufficient rural home.

For title reference see deed from Florence J. Cecil, unmarried, to Harry E. Ramsburg, dated January 28, 1954, and recorded in Liber No. 325, folio 479, one of the Land Records of the County aforesaid.

PARCEL No. 3: All that tract of woodland located at Fishing Creek Reservoir, in Lewistown Election District, in the County and State aforesaid, containing 19 acres and 2 square perches of land, more or less. This property is growing in trees of hard woods, customarily found in the locality, some of which have reached saw stage.

For title reference see deed from Marshall O. Ramsburg, et. ux. to Harry E. Ramsburg and George L. Ramsburg, dated August 21, 1928, and recorded in Liber No. 406, folio 588, one of the Land Records of the County aforesaid.

TERMS OF SALE: 1/3 of the purchase money to be paid in cash on the day of sale or on the ratification thereof by the Court, the residue in 6 months, the purchaser or purchasers giving his, her or their notes with approved security, and bearing interest from the day of sale, or all cash, at the option of the purchaser or purchasers. A deposit of 10% of the bid price of each of the several parcels will be required of the purchaser or purchasers on the day of sale.

PARCEL No. 1 is offered subject to the rights of the several tenants planting fall grain crops thereon to return to the premises when the said crops have matured, and to remove 1/2 of the grain and 1/2 of the straw therefrom. Possession of the remainder of the premises will be given upon ratification of the sale by the Court and final settlement.

PARCEL No. 2 is offered with immediate possession upon ratification of the sale by the Court and final settlement.

PARCEL No. 3 is offered subject to rights of the City of Frederick as tenant in and to approximately 2 acres of said land, which rights shall terminate on April 1, 1962. Full possession of the property not included in the Lease Agreement with the tenant aforesaid will be given upon ratification of the sale by the Court and final settlement. No adjustment of rent will be made with the purchaser of this property.

State and County taxes assessed against the several properties for the year 1962, as well as all costs of conveyancing, including Federal and State Stamps requisite for the deeds, shall be borne by the purchaser or purchasers.

AMOS A. HOLTER
EDWIN F. NIKIRK
MURRAY H. FOUT, Trustees

GLENN TROUT, Auctioneer

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"EXHIBIT NO. 3"

ACKNOWLEDGMENT OF PURCHASE

Etta M. Leveronne

does hereby acknowledge having purchased from Amos A. Holter, Edwin F. Nikirk and Murray H. Fout, Trustees in No. 19,826 Equity, all that real estate described as Parcel No. 2 in the annexed advertisement of sale, at and for the sum of Two Thousand Twenty-five and 00/100 Dollars (\$ 2025.00), and agree to comply with the terms of sale therein set forth.

Witness ^{OUT} my hand and seal this

10th day of January, 1962.

Etta M. Leveronne (SEAL)

Etta M. Leveronne

_____ (SEAL)

Witness:

Dorothy E. Keyes
Dorothy E. Keyes

Received of _____ the sum of

_____ Dollars (\$ _____)

in compliance with the terms of sale above set forth.

(Interest of purchaser in estate recognized and accepted in lieu of deposit.)

Murray H. Fout (Murray H. Fout)

Amos A. Holter

Trustees

Amos A. Holter

Filed January 15, 1962