

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed on the 16th day of February, 1962, in a cause in which Helen Starr, et al., are the complainants, and Roger L. Bruchey III, an infant, is defendant, being No. 19,867 Equity on the Equity Docket of said Court, the undersigned trustee named in said Decree will offer at public auction at the Court House Door in Frederick, Frederick County, Maryland, on

FRIDAY, MARCH 30th, 1962
AT THE HOUR OF 10:30 A. M.

all that real estate of which Charles E. Bruchey, widower, late of Frederick County, Maryland, deceased, died seized and possessed situate, lying and being in Braddock Election District, Frederick County, Maryland, containing in the aggregate 46.666 acres, more or less, as per a survey made by Frank W. Rothenbofer in February, 1962, and described as three separate parcels as follows:

Parcel No. 1: All that parcel of land containing 32.474 acres, more or less, lying east of the County Road running in a northerly direction through Saw Mill Bottom to Shookstown, and lying West of Bowers Road in said Braddock District, having a good spring of water, and improved with a frame dwelling house containing bath, bank barn, wagon shed and other outbuildings. The dwelling and much of the land overlooks Frederick City. This land was under cultivation during 1961.

Being part of the real estate conveyed unto Charles E. Bruchey by deeds, from H. Kieffer DeLauter and Lewis S. Richard, trustees, dated December 3, 1955 and recorded in Liber No. 368, folio 367, from Lewis S. Richard, widower, dated January 3, 1956, and recorded in Liber No. 414, folio 575, from Charles E. Stup, widower, dated January 5, 1959 and recorded in Liber No. 414, folio 585.

Parcel No. 2: All that parcel of land containing 11.906 acres, more or less, lying west of the County Road running in a northerly direction through Saw Mill Bottom to Shookstown. This land was under cultivation during 1961, is well elevated and overlooks Frederick City.

Being part of the real estate conveyed unto Charles E. Bruchey by deeds, from H. Kieffer DeLauter, et al., trustees, recorded in Liber 368, folio 317 from Howard H. Stup and wife, dated August 13, 1959 and recorded in Liber 374, folio 600, from Charles E. Stup, widower, recorded in Liber 414, folio 585. And is subject to a 16.5 foot right of way for the benefit of lots conveyed by Charles E. Bruchey during his life time.

Parcel No. 3: All that parcel of land containing 2.116 acres, more or less, lying West of the County Road running in a Northerly direction through Saw Mill Bottom to Shookstown, improved with a frame dwelling and outbuildings.

Being part of the real estate conveyed unto Charles E. Bruchey by deeds from H. Kieffer DeLauter et al., recorded in Liber 368, folio 357, & from Howard M. Stup and wife, recorded in Liber 374, folio 600.

The above parcels will be first offered separately, and the bids reserved, and then will be offered as a whole as one tract. The trustee reserves the right to accept or reject any or all bids at the time of sale, and reserves the right to make said sale in a manner most advantageous to the estate.

TERMS OF SALE: 1/4 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 on the day of sale. Possession will be given upon ratification of sale or sales by the Court and final settlement. State and County taxes (1962) will be adjusted at date of sale, and all costs of conveyancing, including Federal and State Revenue Stamps requisite for deed or deeds will be borne by the purchaser or purchaser.

EMMERET R. BOWLUS, Auctioneer
MURRAY H. FOUT, Trustee

Witness:

Emmeret R. Bowlus

Dated April 11, 1962

No. 19,867 Equity
Exhibit #2
Filed April 11, 1962

We, I, acknowledge having this
30th day of March, 1962 pur-
chased from Murray H. Fout,
Trustee, in No. 19,867 Equity
in the Circuit Court For
Frederick County, Maryland
the real estate described as
Parcels Nos. 1, 2 and 3 in the
Annexed Advertisement of Sale,
at and for the sum of

Sixteen thousand
Three Hundred (\$16,300.00)

and We, I, hereby agree to com-
ply with the terms of sale as
set forth in said advertisement
of sale.

The sum of \$16,300.00

being part of the purchase price
having been this 30th day of
March, 1962 paid, the receipt
of which is hereby acknowledged
by said trustee.

Witness our hands and seals
this 30th day of March, 1962.

Charles E. Stup (SEAL)

Murray H. Fout, Trustee (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)