

# TRUSTEES' SALE

## OF VALUABLE REAL ESTATE

Pursuant to a decree of the Circuit Court for Frederick County, Maryland, entered on the 23rd day of May, 1962, in a cause in which Merle R. Kline, et. al., are the Complainants, and Mary A. DeLauter, et. al., are Defendants, being No. 19,968 Equity, on the Equity Docket of said Court, the undersigned Trustees named in said Decree will offer at public auction at Harne's Store in Wolfsville, Frederick County, Maryland, on

**SATURDAY, JUNE 23, 1962**

AT 11:00 O'CLOCK A. M.

All that real estate of which Etta M. Kline, late of Frederick County, Maryland, died seized and possessed, and more particularly described as follows:

PARCEL No. 1: All that Home Farm situate about 2 miles north of Wolfsville, along the east side of the public road leading from Wolfsville to Smithsburg, in Catoctin Election District, Frederick County, Maryland, containing 106 acres, more or less, improved with a 7-room, 2½-story, log-weatherboard house, with finished basement, bank barn, corn crib and other outbuildings. Water for the dwelling is furnished by a good spring, the property being well watered with the north branch of Catoctin Creek flowing through the same, fed by five other springs located on the said property. The farm includes approximately 50 acres of good open land, with remainder in timber growing in some prime trees consisting of poplar, oak, walnut and pine.

For title reference see deeds (1) from Paul Kline, Sr., et. ux., to Paul Kline, Jr., et. al., dated March 11, 1910, and recorded in Liber H.W.B. No. 294, folio 479, and (2) from Grover C. Kline, et. ux., unto Paul Kline, Jr., dated January 18, 1933, and recorded in Liber No. 396, folio 236, Land Records of the County aforesaid.

See also Last Will and Testament of Paul Kline, dated March 12, 1954, and recorded in Liber H.D.R. No. 2 folio 367, one of the Will Records of the County aforesaid.

PARCEL No. 2: All that parcel of woodland situate about 2 miles north of Wolfsville, on the west side of the public road leading from Wolfsville to Smithsburg, in the District, County and State aforesaid, containing 22 acres, more or less. This property lends itself to subdivision into desirable woodland home sites.

For title reference see deed from Paul Kline, Sr., et. ux., to Paul Kline, Jr., dated January 28, 1911, and recorded in Liber H.W.B. No. 294, folio 478, EXCEPTING THEREFROM the parcel conveyed in a deed from Paul Kline, et. ux., unto John R. Maugans, et. ux., dated January 16, 1931, and recorded in Liber No. 400, folio 188, Land Records of the County aforesaid.

See also Last Will and Testament of Paul Kline, dated March 12, 1954, recorded in Liber H.D.R. No. 2 folio 367, one of the Will Records of the County aforesaid.

TERMS OF SALE: One-third of the purchase money to be paid in cash on the day of sale or on ratification thereof by the Court, the residue in six (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. Possession of the parcels will be given upon ratification of sale by the Court and after payment of State and County taxes assessed against the several properties for the year 1962 will be advertised on or about July 1, 1962. All costs of conveying, including Federal and State Stamp applicable for the deeds, shall be borne by the purchaser or purchasers.

**EDWIN F. NIKIRK  
AMOS A. HOLTER, Attorneys**

DELBERT S. NULL, Auctioneer

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No. 19,968 Equity  
Exhibit No. 2

Filed June 26, 1962

### ACKNOWLEDGMENT OF PURCHASE

Elvin Ray Smith and Ivan Leon Smith

hereby acknowledges having purchased from

Edwin F. Nikirk and Amos A. Holter, Attorneys,

all that real estate described in the annexed advertisement of sale as Parcel No. 1, at and for

the sum of Thirteen Thousand Five

Hundred and -<sup>00</sup>/<sub>100</sub> Dollars

(\$13,500.<sup>00</sup>), and agree to comply with the

terms of sale as therein set forth.

WITNESS my hands and seals this 23rd  
our  
day of June, 1962.

Elvin Ray Smith (SEAL)  
Elvin Ray Smith

Ivan Leon Smith (SEAL)  
Ivan Leon Smith

Witness:

Edwin F. Nikirk  
Edwin F. Nikirk  
D. D. Null

Received from Elvin Ray Smith and Ivan Leon Smith  
Elvin Ray Smith and Ivan Leon Smith

the sum of Thirteen Thousand Five Hundred Fifty and -<sup>00</sup>/<sub>100</sub> Dollars

(\$13,500.<sup>00</sup>) in compliance with the terms of sale as above  
set forth.

Edwin F. Nikirk  
Edwin F. Nikirk  
Amos A. Holter  
Attorneys  
Amos A. Holter

Filed June 26, 1962