

TRUSTEES' SALE  
OF  
VALUABLE REAL ESTATE  
FREDERICK COUNTY,  
MARYLAND

By virtue of a Decree of the Circuit Court for Frederick County, sitting as a Court of Equity, passed on the 14th day of April, 1964, in the case of Grace E. Eaton, widow, et al., Plaintiffs, vs. John J. Eaton, et al., Defendants, it being No. 20558 on the Equity Docket of said Court, the undersigned Trustees will offer at Public Sale at the Court House Door, in Frederick City, Frederick County, Maryland, on

FRIDAY, MAY 15, 1964

at the hour of 10:00 A.M., all of the following described real estate, with improvements thereon, situate, lying and being in Lewistown Election District, Frederick County, Maryland, and consisting of two parcels of land:

**FIRST PARCEL:** All that parcel of land located on the West side of Bethel Road, North of Mountindale, containing 4 acres of land, more or less, as described in a Deed from Joseph C. Eaton to Samuel C. Eaton, dated February 16, 1914 and recorded in Liber H.W.B. 308, folio 164, one of the Land Records of Frederick County; this lot is improved with a two-story, frame dwelling, equipped with electricity, well water, and metal roof. Other outbuildings consist of a wash house and a small ground barn.

**SECOND PARCEL:** All those three tracts or parcels of land described and conveyed in a Deed from Mattie C. Ocker, et al., to Samuel C. Eaton, dated December 21, 1918 and recorded in Liber 326, folio 327, one of the Land Records of Frederick County and described as follows:

Witness:

*Emmert R. Bowlus*

Emmert R. Bowlus

**FIRST:** All that tract or parcel of land described in a Deed from Joseph C. Eaton to Samuel C. Eaton and Rebecca D. Barbour, dated December 13th, A.D. 1916, and recorded in Liber 322, folio 391, one of the Land Records of Frederick County.

**SECOND:** All that tract or parcel of land described in a Deed from Joseph C. Eaton to Samuel C. Eaton, Rebecca D. Barbour and Mattie C. Ocker, dated December, 1916, and recorded in Liber 322, folio 390, one of the Land Records of Frederick County.

**THIRD:** All that tract or parcel of land described in a Deed from Joseph Eaton to Samuel C. Eaton and Mattie C. Ocker, dated December 13, 1916, and recorded in Liber 322, folio 390, one of the Land Records of Frederick County, said three tracts of land containing in the aggregate 25 acres, 3 roods and 37 square perches, more or less, these lots are unimproved. The **FIRST** and **SECOND** Parcels above described are **SUBJECT** to a 15 foot right of way on the Northernmost side of the 4 acres parcel and the 25 acres, 3 roods and 37 square perches to a tract beyond the Second Parcel.

**POSSESSION:** Immediately upon final settlement.

**TERMS OF SALE:** As prescribed in the Decree of the Court, one-third 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 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. All costs of conveyancing including Federal and State Revenue Stamps to be at the expense of the purchaser or purchasers. A deposit of One Thousand (\$1,000.00) Dollars will be required of the purchaser or purchasers on the day of sale.

W. JEROME OFFUTT,  
ALTON Y. BENNETT,  
Trustees  
Emmert R. Bowlus, Auctioneer  
W. Jerome Offutt  
Ralph L. Gastley, Jr., Solicitors

I F  
We, hereby acknowledge that we have  
this 15th day of May, A.D. 1964,  
purchased at Public Sale of W. Jerome  
Offutt and Alton Y. Bennett, Trustees in  
No. 20558 Equity in the Circuit Court for  
Frederick County, Sitting as a Court of  
Equity, all that real estate together with  
the improvements thereon described in the  
AS SECOND PARCEL  
annexed advertisement, for the sum of

THIRTY-THREE HUNDRED  
( \$ 3,300.00 ) Dollars

I F  
and we hereby covenant to comply with the  
terms of sale set forth in said advertisement  
and announcement by the Auctioneer on the  
day of sale.

Witness our Hand(s) and Seal(s).

*John J. Eaton* (SEAL)  
John J. Eaton  
*Bertha I. Eaton* (SEAL)  
Bertha I. Eaton

Filed May 18, 1964