

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. December 14, 1969.
NO. 22,414 EQUITY**GUARDIAN SALE**

By virtue of a Decree of the Circuit Court for Frederick County, in No. 23,414 Equity, dated November 12, 1969, the undersigned Conservator or Guardian will offer at public sale on the premises at 1019 North Market Street, Frederick, Maryland the following real and personal property of Roy M. Ashbaugh, to-wit:

SATURDAY, DECEMBER 13, 1969

AT 10:30 A.M.

PERSONAL PROPERTY

ANTIQUES AND COLLECTORS ITEMS—Round oak pedestal extension table, splint bottom rocker, old oak hutch, oak buffet, small oak leantop desk, oak Victorian mantel clock, oak chest of drawers with mirror, some oak straight chairs, large oak wardrobe, oak dresser, blanket chest, trunk, set of 26 English "Bombay" dishes, set of 38 piece "Trematic" dishes, some other pressed glass and chinaware, some silverware.

MODERN FURNITURE — 3 piece living room suite, 3 piece modern bedroom suite, 4 piece modern bedroom suite, 2 metal wardrobes, small wooden cabinet, platform rocker, rockers, telephone stand, metal bookcase, G. E. REFRIGERATOR, Magic Chef gas stove, 7 piece breakfast set, metal kitchen cabinet, base kitchen cabinet, metal chest of drawers, wooden base cabinet, MAYTAG WRINGER WASHING MACHINE, wooden benches, rotary lawn mower, lot of pots, pans, dishes, knives, forks, etc., electric lamps of all sizes, NICE SELECTION OF GOOD HAND TOOLS.

REAL ESTATE

All that real estate situate on the west side of North Market Street in Frederick, Maryland, 20'x320', improved with a six room stucco duplex house having 1½ ceramic tile baths, oil fired steam heat, full basement with cement floor, inside and outside entrances, slate roof with full attic, enclosed back porch. There are three bedrooms with only two having closets, kitchen with large wooden cabinets and sink, dining room and living room. House has a complete set of aluminum storm windows and doors, also set of awnings for front porch and bedroom windows. The exterior of the house is in excellent condition. There is a frame two car garage off of the service alley in good repair.

For title references, see Liber 517, folio 176; Liber No. 514, folio 83, one of the Land Records of Frederick County; and Wills Book T.M.E. No. 6, folio 139, one of the Will Records in the Office of the Register of Wills for Frederick County.

REAL ESTATE WILL BE SOLD AT 11:00 A.M.

TERMS OF SALE: CASH for personal property. No personal property to be removed until paid for. A deposit of 10% of the bid price for the real estate will be required of the purchaser or purchasers on the day of sale, and the balance to be paid in cash upon ratification thereof by the Court, with the purchaser or purchasers giving his, her or their notes, with approved security, and with interest to be paid on the unpaid purchase price money at the rate of 6% per annum from the date of sale to the date of settlement. All expenses of conveying, including revenue stamps and transfer tax to be paid by the purchaser or purchasers with real estate taxes to be adjusted to the day of sale. Not responsible for accidents. 4% Maryland Sales Tax to be collected from Purchaser on all taxable items unless Tax Exemption Certificate is exhibited to Clerk.

NOTE: For inspection of real estate, contact the undersigned Auctioneer for appointment.

LAWRENCE A. DORSEY, JR., Guardian

LAWRENCE A. DORSEY, JR., Attorney
114-A West Church Street
Frederick, Maryland

JAMES G. TROUT AUCTION & REALTY, INC., Auctioneers
1 West Second Street (temporary location)
Frederick, Maryland 662-6231

MEHRLE N. WACHTER, Clerk
Lunch Available

This is to certify that the annexed Advertisement of Guardian Sale was published in The Frederick Post a 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 more than one week less than 20 days prior to the 13th day of December 1969.

THE NEWS-POST

Filed
December 18, 1969
Per Geo. B. Delaplaine
Geo. B. Delaplaine