

NO 23,874 EQUITY

CERTIFICATE OF PURCHASE AT AUCTION

TRUSTEE'S SALE OF REAL ESTATE

By virtue of a Decree of the Circuit Court for Frederick County in No. 23874 Equity, the undersigned Trustees, will sell at public auction, at the Courthouse door, on:

JANUARY 11, 1973
AT 11:00 A.M.

All that parcel of improved real estate situate in the Braddock District of Frederick County, Maryland owned by Robert Nelson Tobery and Connie Jean Tobery Miller:

Being all of the real estate conveyed unto Robert Nelson Tobery and Connie Jean Tobery (now Connie Jean Tobery Miller) by deed from Robert Edward Wheeler and Connie Lee Wheeler, his wife dated March 31, 1964 and recorded in liber 701, folio 206, one of the Land Records of Frederick County, Maryland. Being all of Lot No. 19, as shown on a plat of the property of Howard B. Smith and Ruth N. Smith, his wife, recorded in Plat Book No. 3, page 110, containing 20,000 square feet more or less. This real estate is subject to covenants as listed in above deed. This property is improved with a three bedroom brick rambler, one bath, living room, kitchen and dining area. Full basement with two car garage.

The property lies in Braddock Heights, south of Butterfly Lane, on the east side of Smith Drive.

Terms of Sale: Ten percent (10%) of the successful bid amount at time of sale, balance in cash in full upon final ratification of sale by the Circuit Court for Frederick County. Taxes to be adjusted to the date of sale. Cost of all documentary stamps and transfer taxes and recording costs of deeds shall be borne by the purchaser.

**FREDERICK J. BOWER
FRANKLIN D. STILLRICH
TRUSTEES**

EMMERT R. BOWLUS
Auctioneer
100 West Church Street
Frederick, Maryland
662-1881

The undersigned hereby certify that at the public sale held on January 11, 1973, pursuant to the attached advertisement, the following property:

All that parcel of improved real estate situated in the Braddock District of Frederick County, Maryland owned by Robert Nelson Tobery and Connie Jean Tobery Miller being all of lot No. 19 as shown on a plat of the property of Howard B. Smith and Ruth N. Smith, his wife, recorded in plat book No. 3, page 110 containing 20,000 square feet of land, more or less,

was sold to and purchased by
*CLARENCE E. MILLER AND
CONNIE JEAN MILLER*

at and for the price of \$ 27,000.⁰⁰ of which 2,700.⁰⁰ has been paid as a down payment. The purchasers agree to complete the transaction in accordance with the advertisement and, under the penalties of perjury, they do state that they did not indirectly or directly discourage any one from bidding for said property and that they did not act for any other person and there are no other principals involved except

NOTE

Signed:

Clarence E. Miller
Clarence E. Miller

Connie Jean Miller
Connie Jean Miller Purchaser

Frederick J. Bower
Frederick J. Bower Trustee

Franklin D. Stillrich
Franklin D. Stillrich Trustee

Emmert R. Bowlus
Emmert R. Bowlus

Acknowledged before the undersigned a Notary Public on the 11th day of January, 1973.

Pauline L. Garber
Pauline L. Garber Notary Public

Exhibit 1

Sold January 19, 1973