

BOOK 33 757

D. LEE KELLER  
114 East 8th Street  
Frederick, Maryland 21701

Plaintiff

VS

EVELYN KELLER  
515 West C Street  
Brunswick, Maryland 21716

Defendant

\* NO. 24,420 EQUITY  
\* IN THE CIRCUIT COURT  
\* FOR  
\* FREDERICK COUNTY  
\* MARYLAND

### TRUSTEE SALE

#### VALUABLE FEE SIMPLE REAL ESTATE IN TOWN OF BRUNSWICK, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, in Equity, No. 24,420, the undersigned Trustees will offer for sale the following described real estate at the Courthouse Door in Frederick, Maryland on:

MARCH 21, 1974

AT 11:00 A.M.

FIRST: Lots 113 through 123 inclusive as shown on a Plat of J. P. Karn & Bros. First Addition to Brunswick, said Plat being recorded among the plat records of Frederick County, Maryland, in Plat Book S.T.H. at folio 182 and being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc., by deed dated December 23, 1947 and recorded in Liber 469, folio 65.

A portion of this block of lots is improved by a fine ultra-modern 80 foot home overlooking the Potomac River. This exceptional home has an entrance hall with walnut floor, 10' x 15' leading to an "L" shaped living room with a cathedral ceiling and stone fireplace. The living room is 15' x 26' x 10' x 30'. The kitchen is ultra-modern with walnut cabinets and floors, ceramic tile top with built-in electric stove, eye-level oven with exhaust fan. There is a 17' x 30' dining room, a 10' x 15' den, and a sunken bedroom 20' x 20'. The ceramic tile bath is equipped with a sunken tub and shower with walnut vanity. The lower level of the home has four large rooms with full bath, finished in early American, all maple panel. The house has baseboard heat, stereo intercom system inside and outside the house, and a front and rear patio. In addition to a drilled well, the house has City water and sewerage.

This property is located on "C" Street east of Central Avenue adjacent to the High School.

SECOND: All that lot or parcel of land containing 1.82 acres more or less described as Parcel Second in a deed from J. P. Karn, Inc. to Daniel Lee Keller and Evelyn G. Keller, his wife, dated December 23, 1947, recorded in Liber 469, folio 65, one of the Land Records of Frederick County, Maryland, which said lot or parcel of land has been resubdivided into four lots designated as Lots 129 through 132 inclusive on a revised plat of the J. P. Karn & Bros. First Addition to Brunswick, said plat being recorded in Plat Book 3, at folio 92, one of the Land Records of Frederick County, Maryland. Sale of these lots is to be together with all the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, in and to the bed of an abandoned street and cul-de-sac and extending, in the case of each lot, to the center thereof. These lots are unimproved.

THIRD: Lots 102 through 112 inclusive as shown on a plat of J. P. Karn and Bros. First Addition to Brunswick, said plat being recorded among the Plat Records of Frederick County, Maryland, in Plat Book S.T.H. at folio 82 and on revised plat of the J. P. Karn & Bros. First Addition to Brunswick, recorded in Plat Book 3 at folio 92 and being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded in Liber 469, folio 65, and by deed from the Mayor and Council of Brunswick, a body corporate, dated May 7, 1954, and recorded in Liber 531, folio 217, one of the Land Records of Frederick County, Maryland.

FOURTH: All of the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, in and to all that unimproved lot or parcel of land described as Lot 31A located on the south side of "B" Street west of Florida Avenue at the intersection of "B" Street with an unopened 10 foot alley. Being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded among the Land Records of Frederick County, Maryland, Liber 469 at folio 65.

FIFTH: All the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, in and to Lot No. 54 as shown on the plat of J. P. Karn & Bros. First Addition to Brunswick and recorded in Plat Book S.T.H. at folio 182, saving and excepting therefrom the 20' x 155' portion thereof conveyed by Daniel Lee Keller and Evelyn G. Keller, his wife, unto Clifton S. Fry and wife, by deed dated May 26, 1949 and recorded in Liber 479, folio 258, one of the Land Records of Frederick County, Maryland. Unimproved, part of all these lots or parcels of land conveyed to Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded among the Land Records of Frederick County, Maryland, in Liber 469, folio 65.

#### ORDER OF SALE:

First, Lots 113 through 123 will be sold first by the description of said lots as shown on the plat recorded in Plat Book S.T.H. 182 and the bid reserved.

Second, 1.82 acre parcel described as Parcel Second in the J. P. Karn, Inc. deed to Daniel Lee Keller and wife of December 23, 1947, recorded in Liber 469, folio 65, one of the Land Records of Frederick County, Maryland, will be offered as an entirety and the bid reserved.

Third, Lots 113 through 123 will be offered as three separate groups, namely, Lots 113 through 116 inclusive, unimproved with the bid reserved; Lots 117 through 129 inclusive and improvements thereon, with the bid reserved; and Lots 121 through 123 unimproved, with the bids reserved.

Fourth, the 1.82 acre tract will then be offered as lots together with the right, title and interest of Daniel Lee Keller and Evelyn G. Keller to the center of the unopened street and cul-de-sac with Lots 129, 131, and 132 as shown on the plat recorded in Plat Book 3, folio 92, each being sold separately and the bid reserved.

Fifth, the entire parcel lying to the north of "C" Street consisting of Lots 113 through 123 and 129 through 132 will be sold as an entirety and the bid reserved.

All of the foregoing real estate will then be conveyed in the manner producing the most revenue. The Trustees will cooperate with the purchasers in obtaining the official abandonment and reconveyance of the bed of the abandoned street and cul-de-sac.

Sixth, Lots 102 through 112 located on the south of "C" Street will be sold as an entirety.

Seventh, the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, to Lot 31A will be sold. If the Trustees are unable to obtain clear title to the Town of Brunswick for the purposes of this conveyance, purchaser's deposit will be returned.

Eighth, the remaining portion of Lot 54 will be sold. If the Trustees are unable to obtain clear title from the Town of Brunswick, the purchaser's deposit will be returned.

Ninth, the remaining portion of Lot 54 will be sold. If the Trustees are unable to obtain clear title from the Town of Brunswick, the purchaser's deposit will be returned.

Tenth, the remaining portion of Lot 54 will be sold. If the Trustees are unable to obtain clear title from the Town of Brunswick, the purchaser's deposit will be returned.

EDWARD W. COCKRELL  
G. EDWARD DWYER, JR.  
Trustees in No. 24,420 Equity

EDWARD W. COCKRELL  
Attorney at Law  
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120 W. Church Street  
Frederick, Maryland 21701  
ERMENT R. BOWLUS, Auctioneer

#### ACKNOWLEDGEMENT OF PURCHASER AT TRUSTEE SALE

I hereby acknowledge having purchased from G. Edward Dwyer, Jr. and Edward W. Cockrell Trustees in Equity No. 24,420 in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, all those pieces or parcels of real estate situate, lying and being in the town of Brunswick, Frederick County, State of Maryland, designated as Lots Numbers 54 on Central Ave

and more fully described in the annexed advertisement and being part of all the real estate conveyed unto D. Lee Keller and Evelyn Keller, his wife, by J.P.Karn, Inc. by Deed dated December 23, 1947 and recorded in Liber 469, folio 65, at and for the sum of \$ 500 dollars and upon the terms of sale set forth in said advertisement.

Witness:  
*Leslie Franklin Forester*  
*Shelma Cordell Forester*  
*Edward W. Cockrell*

Exhibit 5  
Filed April 17, 1974