

"Exhibit Printer's Certificate" Buhrman^{at}. Brandenburg, et vir, etc #24,517Eq.

CERTIFICATE OF PUBLICATION

BOOK 34 PAGE 559 From THE NEWS-POST Frederick, Md., October 21, 1975.

PUBLIC SALE

TRUSTEES SALE OF VALUABLE REAL ESTATE

Pursuant to the Decree of the Circuit Court for Frederick County, Maryland, dated the 21st day of November, 1974, wherein Charlotte S. Buhrman, et al., are the Complainants and Leahbell Buhrman Brandenburg (a.k.a. Leah Bell Buhrman Brandenburg), et vir., are the Respondents, being No. 24,517 on the Equity Docket of said Court, the hereinafter named Trustees will offer at public sale.

At the Court House Door, Frederick County, Maryland on **FRIDAY, OCTOBER 24, 1975**

11:00 O'CLOCK A.M.

All that real estate, with the improvements therein, in Havers District No. 10, and more particularly described as follows:

"Beginning for the same at the point of beginning in said deed said point being at the intersection of two stone walls and running thence with the deed and said stone wall (1) North 19°22'56" East 1795.53 feet to point in a post and wire fence thence (2) North 73°16'00" East 878.97 feet with a snake fence and with stone walls to the corner of a stone wall on the west side of a lane thence with said stone wall and land (3) North 0°14'29" West 194.06 feet to the center of a stone wall said point being the end of the first (1st) or South 1½° West 8.2 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Herman Given Blickenstaff and wife (Jane) said deed found in Liber 587 folio 481 and running thence with said stone wall and the second line in this deed (4) South 85°45'56" West 622.42 feet to the intersection of two (2) stone walls said point being also at the end of the first (1st) or South 87½° West 156 feet line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Henry Clyde Toms and Wife (Velma Ruth) said deed found in Liber 623 folio 556 and running thence with the next line in this deed and a stone wall (5) North 0°56'31" East 358.50 feet to the end of the third (3rd) or North 3½° East 7 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto William Ray McAfee and Wife (Caroline C.) said deed found in Liber 481 folio 49 and running thence with the next line in this deed (6) North 69°14'00" West 323.40 feet to a point on the north side of a 36" stump and the east side of a lane thence with said lane (7) North 33°46'00" East 191.44 feet to a point on the south side of Maryland Route #77 as shown on their plat number 2948 and running thence with said right of way (8) North 69°14'00" West 23.32 feet to a point at the end of the fifth (5th) or North 29° East 14.8 perches line in a deed from Archie M. Buhrman and Charlotte S. Buhrman unto Leaster Hurley and Wife (Lorraine C.) said deed found in Liber 575 folio 445 and running thence with the fifth (5th) through the third (3rd) line in this deed reversed (9) South 33°27'12" West 255.34 feet to a stone pile on the west side of the land thence with a stone wall (10) North 85°01'42" West 229.74 feet to the intersection of the stone wall and a wire fence thence with said fence (11) North 7°06'12" East 164.89 feet to a corner post said post being in the second (2nd) or South 74½° East 200 feet line in a deed between the same parties as immediately above and found in Liber 482 folio 336 and running thence with a part of this second (2nd) line and a part of the first (1st) line in this deed (12) North 75°56'01" West 115.37 feet to a corner post thence (13) North 13° 13'05" East 54.98 feet to a corner post at the end of the second (2nd) or South 15°30' West 100 feet line in a deed from Archie M. Buhrman and Wife (Charlotte) unto Clyde R. Kendall and Wife (Olive M.) said deed found in Liber 472 folio 304 and running thence with the next two (2) lines in this deed (14) North 75°50'24" West 241.41 feet to a fence intersection thence with the remains of a fence (15) North 13° 13'05" East 104.82 feet to a point on the south right of

This is to certify that the annexed Advertisement of Trustees' 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 15 days prior to sale, and the last such publication being made not more than one week prior to the 24th day of October 1975.

THE NEWS-POST

Per *Mrs. B. Delaplaine*

way line of Maryland Route #77 as outlined above and running thence with said right of way line (16) North 75°50'27" West 71.53 feet to an iron pipe found at the end of the third (3rd) or North 15½° East 13 1/3 perches line in a deed from Archie M. Buhrman and Wife (Charlotte) unto George H. Trundle and Wife (Hazel M.) said deed found in Liber 474 folio 481 and running thence with the third through the first lines in this deed reversed (17) South 14°46'00" West 219.99 feet thence (18) North 75°14'00" West 396.00 feet thence (19) North 14°46'00" East 219.99 feet to a point on the south right of way line of Maryland Route #77 as outlined above and running thence with said right of way (20) North 75°14'00" West 200.37 feet to intersect the second or North 44° East 38 perches line in a deed from Harvey M. Buhrman and Wife (Teresa) to James E. Pryor and Wife (Velma) said deed found in Liber 302 folio 499 and running thence with this line reversed (21) South 41°20'01" West 551.88 feet thence (22) South 21°30'00" East 2905.93 feet passing over a planted stone at the end of the 1532.50 feet to the place of beginning. Containing 70.07 Acres of Land, more or less.

(As Surveyed & Platted — A Copy Being on Exhibition on the day of Sale — By Rothenhoefer Engineers, dated September 9, 1975.)

BEING all of the remaining undivided real estate of which Archie M. Buhrman, was seized and possessed at the time of his death intestate, on the 5th day of September, 1959.

The above survey description includes the undivided one-ninth (1/9th) interest of Arthur E. Buhrman and Priscilla Buhrman, his wife, conveyed unto Eugene H. Brandenburg and Leahbell Buhrman Brandenburg, his wife, as tenants by the entireties, by deed dated the 22nd day of June, 1970, by Crummell P. Jacobs, Sheriff of Frederick County, Maryland, recorded in Liber 825, Folio 646 & c., one of the Land Records of Frederick County, Maryland.

SUBJECT to any and all easements and/or rights of ways of record, or those that would be disclosed by an inspection of the premises.

BEING PART of that property described in a deed from Dorothea Summers unto Theresa H. Buhrman and Archie M. Buhrman, as joint tenants and not as tenants in common said deed dated the 30th day of June, 1937 and recorded in Liber 407 folio 514, one of the land records of Frederick County, Maryland. The said Theresa H. Buhrman departed this life on or about the 29th day of June, 1947.

TERMS OF SALE as described by the Decree of Court. One tenth (1/10th) of the purchase price to be paid in cash on the day of sale, to insure compliance with the terms of sale, by the purchaser or purchasers, the residue in case — in full and bearing interest at the rate of 8% per annum, from the day of sale, to the date of ratification of the sale by the Court.

All current taxes to be pro-rated to the date purchaser or purchasers take possession of the premises, which shall be upon final ratification of the sale, and the payment in full of the balance of the purchase price.

All other costs, including, but not limited to conveyancing, revenue stamps and transfer tax, to be at the expense of the purchaser or purchasers.

MANUEL M. WEINBERG
STEWART HOBBS BROWN, Trustees
In No. 24,517 Equity

Stewart Hobbs Brown,
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