TRUSTEE'S SALE

Of Real Estate In Brunswick, Maryland

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, being No. 27,071 Equity in said Court, the undersigned Trustee will offer at public sale on:

TUESDAY, JAN. 10, 1978

At 11 A.M.

All that lot or parcel of land fronting on the East side of North Maple Avenue, Brunswick, Maryland, known and designated as No. 610 Maple Avenue and described as follows:

BEGINNING at a point on the East side of Maple Avenue 106-42/100 feet North of the Northeast corner of Maple Avenue and Fifth Street, and running thence in a Northeasterly direction along the East side of Maple Avenue 53-21/100 feet; thence Easterly on a line parallel with the North side of Fifth Street 120-51/100 feet to the West side of a 14 foot alley; thence Southerly along the West side of said alley 50 feet; thence Westernly on a line parallel with the North side of Fifth Street 138-68/100 feet to the place of beginning. Being Lot 189 East of Maple Avenue as shown on the Plat of C. M. Wenner's Second Addition to Brunswick, recorded in Liber W.I.P. No. 13, Folio 394, one of the Land Records of Frederick County, Maryland.

Being all and the same real estate which was conveyed to Tillison T. Thomas and Margaret J. Thomas, his wife, (both now deceased), by a deed from William G. Baker, widower, dated May 18, 1920, and recorded in the Land Records of Frederick County, Maryland, in Liber 331, Folio 530.

This property is improved with a two-story frame dwelling containing six rooms and toilet and heated by a hand fired coal or wood furnace floor register.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser or purchasers on the date of sale, the balance of purchase price to be paid within five (5) days from the date of ratification thereof by the Circuit Court for Frederick County, Maryland. Taxes and all public charges will be adjusted to the date of sale and all other costs of conveyancing including Documentary Stamps and transfer tax are to be paid by the purchaser or purchasers. Trustee reserves the right to accept or reject any or all bids at the time of sale.

WILLIAM R. NICKLAS, JR.
Trustee
118 West Church Street
Frederick, Maryland 21701

EMMERT R. BOWLUS, Auctioneer
100 W. Church Street
Frederick, Md.
Phone: 662-1881

ACKNOWLEDGMENT OF PURCHASE

I, We, the undersigned, do hereby acknowledge the purchase of the real estate described in the advertisement attached hereto, under the terms and conditions stated in the said advertisement, at and for the full purchase price of Sixteen Thousand Five Hundred DOLLARS. ($16,500) and I have herewith upon signing this acknowledgment, paid in cash or negotiable check, the sum of One Thousand Six Hundred and Fifty DOLLARS. ($1650.00) and the balance will be paid in cash in accordance with the terms stated to apply in the advertisement.

WITNESS my, our signatures on this 10th day of January, 1978.

Alice F. Baker
Purchaser Alice F. Baker

Melvin H. Baker
Purchaser Melvin H. Baker

WITNESS ABOVE SIGNATURES,

Kenneth H. Taylor
Kenneth H. Taylor

Accepted for the Sellers By,

William R. Nicklas, Jr.
William R. Nicklas, Jr. Trustee

Emmert R. Bowlus
Witness & Auctioneer, Emmert R. Bowlus

Filed January 31, 1978