

TRUSTEE'S SALE

VALUABLE FEE SIMPLE REAL ESTATE FREDERICK COUNTY, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, in Equity No. 26,970, the undersigned Trustees will offer for sale the following described real estate at the Courthouse Door in Frederick, Maryland, on:

JUNE 14, 1978

At 10:00 A.M.

All that lot or parcel of land situate, lying and being in Thurmont District, Frederick County, Maryland, and situated on the West side of Old Route 15 at Catoclin Furnace, containing 78 square perches of land, more or less, and described and conveyed in a deed from W. Elkins Rhoderick, et ux to Harem J. Geesaman and Isabell B. Gessaman, his wife, recorded in Liber 821, Folio 584, one of the Land Records of Frederick County, Maryland.

The property is improved with a one and a half story stone and frame dwelling with an all metal roof which is heated by electric heat. Said dwelling contains pantry, kitchen with built-in cabinets, living room with stone fireplace, dining room and two panelled bedrooms.

TERMS OF SALE

Cash: 1/10 of the purchase price will be required of the purchaser or purchasers on the day of sale, the balance to be due upon ratification of the sale by the Circuit Court. All costs of conveyancing, including deed preparation, revenue stamps and transfer taxes, title examinations for the benefit of the purchaser and costs of any surveys required or requested by the purchasers shall be at the expense of the purchasers. Taxes and other public charges will be adjusted to the date of settlement.

**FRANKLIN D. STILLRICH
ALLEN M. BAUMGARDNER
Trustees in No. 26,970 Equity**

Franklin D. Stillrich
Attorney at Law
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114
Allen M. Baumgardner
Attorney at Law
134 West Washington Street
Hagerstown, Maryland 21740
Phone: 1-739-8610
JAMES G. TROUT, Auctioneer
Phone: 663-1555

CERTIFICATE OF PURCHASE AT AUCTION

The undersigned hereby certify that at the public sale held on June 14, 1978, pursuant to the attached advertisement, the following property situated in Thurmont Election District, Frederick, Maryland, owned by Harem J. Geesaman and Isabell B. Geesaman, recorded in Liber 821, Folio 584, containing 0.48 acre, more or less, was sold to and purchased by

JOHN H SAGER

JOAN M SAGER

at and for the price of

Twenty thousand five hundred
Twenty five dollars (\$20,525.00)

of which \$2,050.00

has been paid as a down payment. The purchaser(s) 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 anyone from bidding for said property and that they did not act for any other person and there are no other principals involved except

Signed:

John H Sager
John H. Sager

Joan M. Sager
Joan M. Sager Purchasers

Franklin D. Stillrich
Franklin D. Stillrich

Allen M. Baumgardner
Allen M. Baumgardner Trustees

James G. Trout
James G. Trout, Auctioneer

Acknowledged before the undersigned, a notary public on the 14th day of June, 1978.

Pauline L. Garber
Notary Public Pauline L. Garber

*Acknowledgement of Purchase
Filed July 19, 1978*