

TRUSTEE'S SALE

Pursuant to an order of the Circuit Court for Frederick County, Maryland, in No. 31,126 Equity, the below named Trustee will offer at the Court House Door on
TUESDAY, APRIL 27, 1982

**AT 11:00 A.M.
REAL ESTATE**

Real Estate described as follows: all that lot or parcel of land situate, lying in Jefferson Election District and being Lot 1, Section 1, Huffer Subdivision, a plat of which is recorded with the hereafter mentioned deed. Being known and designated as 3439 Roy Shaffer Road and containing 70,348 square feet or 1.614 Acres of land, more or less and being all and the same real estate described and conveyed in a deed from Arthur M. Huffer and Mary L. Huffer, his wife, to Harry Junior Morgan and Hilda M. Morgan, his wife, in Liber 921, Folio 732, one of the Land Records of Frederick County, Maryland.

The above parcel of land is improved with a partially completed split level style residence having foundation walls, exterior walls, sheathing, windows and roof and a partial basement and attached garage. The property is further improved by a 12 foot by 16 foot house trailer in front of the home, a well and septic. Said property and improvements are sold in as is condition and no guarantee is made as to the improvements, well or septic.

The Trustee reserves the right to reject any and all bids.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required by the purchasers or purchaser on the date of sale and the balance of said purchase price within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes and all other public charges to be adjusted to date of settlement. All costs of conveyancing, including Deed, documentary and transfer tax are to be at the expense of the purchaser or purchasers.

FRANKLIN D. STILLRICH, Trustee
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

RALPH L. GASTLEY, JR., Atty.
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

DELBERT S. NULL, Auctioneer

We hereby acknowledge that we have this 27 day of April, 1982, purchased at public sale of Franklin D. Stillrich, Trustee in No. 31,126 Equity in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, all that real estate together with improvements thereon, described in the annexed advertisement for the sum of

Twenty-nine thousand

Dollars

(\$29,000.00) and we hereby covenant to comply with the terms of sale set forth in said advertisement and announcement by the Auctioneer on the date of sale.

WITNESS our hands and seals.

Timothy D. Heppert

Mary Ann Heppert T28

WITNESS:

Ralph Gastley

Franklin D. Stillrich

Sold May 3, 1982