

TRUSTEE SALE

By virtue of the appointment of William H. Poffenbarger as Trustee for the purpose of sale, and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Rosemary Peters vs. James Peters, Jr., No. 34,455 Equity, the Trustee will offer for sale at THE CLOCK TOWER IN FRONT OF THE COURT HOUSE, 100 WEST PATRICK STREET, FREDERICK, MARYLAND, on

MONDAY, NOVEMBER 12, 1984

AT 11:00 A.M.

all of the herein described real estate, together with improvements thereon, known as 1014 Peach Orchard Lane, Brunswick, Maryland, situate, lying and being in the Election District of Brunswick, Frederick County, Maryland, described as:

Lot 121, Block 13, in the subdivision known as "Brunswick Heights", as recorded in Plat Book 6, folio 72 among the Plat Records of Frederick County, Maryland., BEING all and the same real estate conveyed unto JAMES MONTGOMERY PETERS, JR. and ROSEMARY PETERS, by deed from QUINCE ORCHARD ASSOCIATES, INC., a Maryland Corporation, dated April 6, 1976 and recorded among the Land Records of Frederick County, Maryland in Liber 984, folio 678.

IMPROVEMENTS: Subject property is improved with a three bedroom home being of modular construction with brick facing. The home has one and one-half bathrooms, living room and eat-in kitchen with stove and refrigerator. The home has dry wall and electric heat.

The Trustees reserve the right to accept or reject any and all bids.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required of the purchaser(s) on the date of sale, in cash or by certified check, and the balance of said purchase price to be paid within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The unpaid balance will bear interest at ten percent (10%) per annum from date of sale to date of settlement. All State and County real estate taxes and other public charges will be adjusted to the date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes are to be at the expense of the purchaser(s).

For inspection and further information, contact:

RANDY RUBY, 663-1555
 RANDY RUBY, Auctioneer
 15 North Court Street
 Frederick, Maryland 21701
 Telephone: (301) 663-1555

WILLIAM H. POFFENBARGER, Trustee
 15 North Court Street
 Frederick, Maryland 21701
 Telephone: (301) 663-6101

ACKNOWLEDGMENT OF PURCHASE

I do hereby acknowledge that I have purchased the real estate described in the advertisement attached hereto at and for the sum of THIRTY FIVE

THOUSAND FIVE HUNDRED

Dollars (\$35,500.00), the

sum of THREE THOUSAND FIVE HUNDRED

PITY Dollars

(\$350.00) having been paid this date

and the balance of THIRTY ONE THOUSAND

NINE HUNDRED FIFTY Dollars

(\$31,950.00) being due and payable at

the time of final settlement and I

do further covenant and agree that I

will comply with the terms of sale as

expressed in the advertisement attached

hereto.

WITNESS MY hand(s) and seal(s)

this 12TH day of NOVEMBER, 1984.

Herbert L. Daugherty (SEAL)
 HERB DAUGHERTY REAL ESTATE, INC.

BY: HERBERT L. DAUGHERTY (SEAL)
 PRESIDENT

WITNESS:

William H. Poffenbarger

Filed Nov. 26, 1984