

**TRUSTEE'S SALE**  
OF UABLE,  
IMPROV. REAL ESTATE

located in the Burkittsville Election District, Frederick County, Maryland, and being known and designated as 5613 Broad Run Road.

By virtue of the power and authority contained in a Deed of Trust from John Robert Bowers and Sandra Lynn Bowers, husband and wife, dated May 15, 1984, and recorded among the Land Records of Frederick County, Maryland, in Liber 1238, folio 324, the undersigned Substitute Trustee will offer for sale at the Court House under the clock tower (Patrick & Court Streets), in Frederick, Maryland, on

**APRIL 10, 1985**  
10:00 A.M.

the following described land together with the improvements thereon, to wit:

All those pieces or parcels of land situate, lying and being in the Burkittsville Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL I: Beginning for the part now to be conveyed at a planted stone in Public Road at the West corner of the Broad Run School lot and running N 72-3/4° E 22-3/4 perches to a stone thence N 22-1/2° W 7 perches to a stone thence S 72-3/4° E 22-3/4 perches to a stone in said Road thence with said Road S 17-1/4° E 7 perches to the beginning containing, one hundred and fifty six and one half perches of land, more or less.

PARCEL II: Beginning for the part now to be conveyed at a planted stone in the Public Road leading from Broad Run to the Broad Run School house and running N 72-3/4° E 22-1/2 perches to a stone thence N 21-1/2° W 6-8/20 perches to a stone thence S 74-1/4° W 21-9/20 perches to a stone in said road thence with said road S 17 E 6-17/25 perches to the beginning, containing one hundred and forty four square perches, more or less.

**SAVING AND EXCEPTING THEREFROM:**

(1) All that land described in a Deed to the State of Maryland to the use of the State Roads Commission of Maryland dated June 14, 1934 and recorded in Liber 395, folio 377, one of the Land Records of Frederick County, Maryland.

(2) All that land or parcel of land described in a Deed to Thomas L. McDade and Alice M. McDade, husband and wife, dated October 25, 1935, and recorded among the Land Records of Frederick County, Maryland, in Liber 399, folio 490, and more particularly described as follows:

All that lot or parcel of land, situated, lying and being in Burkittsville District, Frederick County, Maryland, and more particularly described as follows:

Beginning at stake 80 feet south of the southwest corner of the land of Clarence A. Huffer, thence running in an easterly direction 365 feet from the center of the road leading from Broadrun to Petersville by the way of St. Mark's Church, thence north 80 feet to the northeast corner of the lands of Edgar Poffinberger, thence west 365 feet to the southwest corner of the land of the said Clarence A. Huffer, thence south 80 feet to the place of beginning.

BEING all and the same real estate described and conveyed in a deed to John Robert Bowers and Sandra Lynn Bowers, husband and wife, dated May 15, 1984 and recorded among the Land Records of Frederick County, Maryland, in Liber 1238, 322.

The improvements thereon consist of a two-story dwelling with aluminum siding containing 1,807 square feet of living area consisting of six (6) rooms - three (3) bedrooms and one (1) bath. The foundation is a combination of full, crawl and slab basement area. Oil-fired hot water heat; fireplace in family room; one-car garage; paved, blacktop parking area; private well and septic system; outbuildings.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Trustee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Trustee, his successors or assigns, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The improvements are being sold in "as is" condition. The Trustee reserves the right to withdraw the herein described property from sale at any time. The Trustee reserves the right to announce additional terms and conditions on the day of sale.

**HOWARD R. STEPLER, JR.**  
18 W. Church St.  
Frederick, Maryland 21701  
Phone: 662-6304  
SUBSTITUTE TRUSTEE

STEPHEN A. GLESSNER, Attorney  
JAMES G. TROUT, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I            do ~~(does)~~ hereby acknowledge

that I            have ~~(has)~~ purchased the real

estate described in the advertisement

attached hereto at and for the sum of

THIRTY FIVE THOUSAND

Dollars

(\$ 35,000.00 ), the sum of

Thirty Five Hundred

Dollars

(\$ 3500.00 ), having been paid this date

and the balance of THIRTY ONE

THOUSAND FIVE HUNDRED

Dollars (\$31,500.00)

being due and payable at the time of

final settlement and I            do ~~(does)~~

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 10th day of April, 1985.

[SEAL]

FREDERICKTOWN BANK & TRUST CO.

BY:

*Barbara F. Hiltner*

[SEAL]

Barbara F. Hiltner, Vice President

Purchaser ~~(s)~~

WITNESS:

*Martha T. Strawsburg*

Martha T. Strawsburg

APR 12 9 10 AM '85

CHARLES O. KELLER, CLERK

EXHIBIT NO. 4

HOWARD R. STEPLER, JR.  
ATTORNEY AT LAW  
18 WEST CHURCH STREET  
FREDERICK, MD 21701  
301 662-6304