

ROXANNE M. FEAGA BELL

NO. 28 E CIVIL EQUITY

VS.

BRIAN PAUL BELL, SR.

In the Circuit Court for Frederick County,

~~Sitting as a Court of Equity~~

Complaint

The above cause standing ready for a hearing, and being submitted, the ~~Bill~~/Answer, Exhibits _____ and all other proceedings were by the Court read and considered

It is thereupon, this 8th day of March in this year nineteen hundred and eighty-five by the Circuit Court for Frederick County, ~~sitting as a Court of Equity, and by the authority of said Court, and~~ ordered ~~and decreed~~, that the land and premises mentioned in these proceedings be sold, at either public or private sale

and that EDWIN F. NIKIRK II and THOMAS D. MURPHY of Frederick County, be, and are hereby appointed Trustees to make the said sales, and that the course and manner of these proceedings shall be as follows: Trustees shall first file in the Clerk's office of this Court, a BOND to the State of Maryland, executed by said Trustees with a Corporate surety, or sureties, to be approved by the Court, or the Clerk, thereof, in the penalty of Seventy-seven Thousand Five Hundred Dollars, or personal sureties in the penalty of - -

Dollars, conditioned for the faithful performance of the trust reposed in them by this ~~decree~~ Order, or which may be reposed in them by any future order, ~~or decree~~ in the premises they shall then proceed to make sale of the said Real Estate, having first given notice of the time, place and terms of such sale by advertisement published at least once in each week for three successive weeks in some newspaper published in Frederick County, the first such publication to be not less than fifteen (15) days prior to sale and the last such publication to be not more than one week prior to sale, and such other notice as they may think proper of the time, place, manner and terms of sale; which terms shall be as follows: One -tenth of the purchase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, the residue in cash the purchaser or purchasers giving his, her or their notes with approved security and bearing interest from the day of sale, at the rate of 10% per annum

and as soon as may be convenient after any such sale or sales, the said Trustee S shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof, and of the fairness of such sale or sales annexed, and on the ratification of such sale or sales by the Court, and on payment of the whole purchase money, and not before, the said Trustee S, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of the said property, and to his, her or their heirs, the property to him, her or them sold free, clear, and discharged of all claim of the parties to this cause, and of any person or persons claiming by, from, or under them; and the said Trustee S shall bring into this Court the money arising on such sale or sales, and the bonds or notes which may be taken for the same, to be disposed of under the direction of this Court, after deducting therefrom the costs of this suit, and such comission to the said Trustee S as the Court shall think proper to allow, on consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

APPROVED AS TO FORM:

Edwin F. Nikirk II
Edwin F. Nikirk II

Thomas D. Murphy
Thomas D. Murphy

Wm W. W.
JUDGE

Filed March 8, 1985