

No. 10381, Equity,

State of Maryland, Frederick County, to-wit;

I hereby certify that on this 9th day of August, A.D, 1921, before me the subscriber, the Clerk of the Circuit Court, for Frederick County, personally appeared Charles McMathias, Frank L, Stoner, and S, Elmer Brown, of W, Trustees, in the above entitled matter and made oath in due form of law, that the matters and things set forth in the foregoing petition are true to the best of his knowledge, information and belief and that the sale therein reported was fairly made,

ElI G. Haugh,

Clerk of the Circuit Court for Frederick County,

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PUBLIC SALE

Advertisement

By Virtue of a Decree passed by the Circuit for Frederick County, sitting as a Court of Equity, dated the 27th day of June, A.D, 1921, in a cause pending in said Court, wherein Helen S, Brown an Infant, by William T, Brown her guardian and next friend, is complainant and Margaret E, Brown, widow, et al., are defendants being No. 10381 Equity, on the Docket of said Court, the undersigned Trustees named in said Decree, to sell the hereinafter described real estate, will sell at public sale at the Court house door, In Frederick City, Frederick County, Maryland, on

SATURDAY, AUGUST 6-1921,
at the hour of 11-o'clock A.M.

all that valuable farm situate, lying and being in Buckeystown District in Frederick County, Maryland, containing 246 acres, 3 rods, and 12 square perches, of land more or less, all of which is tillable; also all that tract of Mountain Land, containing 93, 3-4 acres, also situate lying and being in Buckeystown District, Frederick County, Maryland,

The farm hereinbefore mentioned and described is situated on the road leading from Frederick to point of Rocks, about one half mile North-west of Doubs, and was the home farm of William Osbie Brown, late of Frederick County, deceased, The farm is improved by a seven-room weather-boarded frame dwelling house, a summer kitchen practically new built 50x90 feet; wagon shed and corn house, dairy house, hog pen, and all other necessary outbuildings, There are two splendid springs of water, convenient to the dwelling house, and running water near through the farm,

The farm contains approximately 40 acres of Meadow land, and is admirably adapted for dairy purposes, The Mountain Land above mentioned is well set in oak, chestnut, poplar and hickory, and is easily accessible,

This property was acquired by the late William Osbie Brown by deed from Samuel G, Duvall, et al., to William O, Brown, bearing date the 21st day of December, A.D, 1910, and recorded among the land records of Frederick county, in liber H.W.B.No, 294, folio 354 et al.,

Possession of this property will be given April 1, 1922, the purchaser having the right to put out the crop, of wheat to be sown in the fall of 1921,

Terms of sale as prescribed by decree of the Court; One half of the purchase money cash on the day of sale, or on the ratification thereof by the Court, the balance in six months, the purchaser or purchasers giving his, her or their notes, with approved security, and bearing interest from the day of sale, for the deferred payment, or all cash at the Option of the purchaser.

A deposit of five hundred dollars will be required of the purchaser on the day of sale, All conveyancing, including revenue stamps, to be at the expense of the purchaser,

Charles McMathias
Frank L, Stoner,
S, Elmer Brown, of W,
Trustees,

William E, Darner, Auctioneer,

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Exhibit A,

Acknowledgement of Purchase.

I hereby acknowledge to have purchased of Charles McMathias, Frank L, Stoner, and S, Elmer Brown of W, all that farm more particularly mentioned and described in the annexed advertisement of sale, in and for the sum of Fifty eight and 50/100 Dollars, (\$58,50) per acre, aggregating Fourteen Thousand four hundred and thirty Nine dollars, and twenty six cents, (\$14,39,26) and I agree to pay for the same in accordance with the terms set out in the annexed advertisement,

Witness my hand and seal this 6th day of August 1921,

Witness;

Chas; McMathias,

H.H. Smith, (seal)
Chas M, Smith (seal)