

estate, to wit; - All those tracts or parcels of land, situate in Jefferson district Frederick County, Maryland, containing 252 acres of land, more or less, being the same property conveyed from Mollie C. Buxton and F. Vernon Buxton, her husband to the said Daniel C. Grove and Lydia C. Grove, his wife, by deed dated August 18, 1911, and recorded in Liber H.W.B.No. 298 Folios 88, etc, one of the Land Records of said Frederick County, containing 254 acres, 1 rood and 13 square perches of land, more or less, excepting however, and less all that lot or parcel of ground which was conveyed from the said Daniel C. Grove and wife to McKendree R. Etchison and wife, by deed dated April 30, 1913, and duly recorded in Liber H.W.B.No. 304, Folios 469 etc, one of the Land Records of said Frederick County, which said lot has a frontage of 70 feet on the Frederick and Jefferson state road and extends of an even width to a depth of 271.1 feet; and also excepting and less all that lot or parcel of land which was conveyed from the said Daniel C. Grove and others to the Board of Education of Frederick County, Maryland, by deed dated May 31, in the year 1924, and duly recorded in Liber 350, Folios 208 etc, one of the Land Records of said Frederick County, containing two acres of land, leaving in said farm to be sold 252 acres of land, more or less, as aforesaid. This farm is in a high state of cultivation, adjoins the village of Jefferson in said County and is well watered, has excellent fruit trees and is improved by a large main dwelling house, also another dwelling house recently built, large bank barn and other outbuildings.

Terms of Sale as Prescribed by the Mortgage, -Cash. Purchaser to be at the expense of conveyancing, including revenue stamps.

Possession will be given upon the ratification of the sale by the Court and the payment of the full amount of the purchase money.

A deposit of \$1.000 will be required at the time of the sale to insure compliance with its terms.

Arthur D. Willard  
Solicitor

Howard M. Huffer  
Emma C. Huffer  
Mortgagees.

CERTIFICATE OF PUBLICATION.

The News-Post Frederick, Md. April 6th, 1925.

This is to certify, That the annexed Pub Sale was published in The Post a newspaper published in Frederick County, once a week for three successive weeks prior to the 2 day of April 1925.

(Filed April 7, 1925)

The News-Post  
Per Moore.

ACKNOWLEDGEMENT OF PURCHASER.

We Hereby Certify, That we have this day purchased at public sale from Howard M. Huffer and Emma C. Huffer, his wife, Mortgagees, the real estate described in the annexed advertisement of sale, at and for the sum of \$64.00 per acre amounting to Sixteen Thousand One Hundred and Twenty-Eight dollars (\$16128.00) and we hereby agree to pay said sum for said property to said Mortgagees in accordance to the terms as set forth in said advertisement of sale.

Witness our hands and seals this 2d day of April, 1925.

Witness; Wm. E. Darner.

Howard M. Huffer (seal)  
Emma C. Huffer (seal)  
his wife.

ORDER NISI ON SALES.

Howard M. Huffer and Emma C. Huffer Mortgagees of Daniel C. Grove and Lydia C. Grove, his wife.

No. 11121 Equity.  
In the Circuit Court for Frederick County, Sitting in Equity.  
March Term, 1925.  
In the Matter of the Report of Sales filed the 7th day of April 1925.

On.

P E T I T I O N.

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