

PRINTERS CERTIFICATE
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From THE NEWS-POST Frederick, Md.

PUBLIC SALES

LIBER

6 PAGE 242

Frederick, Md., Sept. 7, 1943, 194

This is to certify, That the annexed Public sale,

..... was published in The News & The Post,

newspaper published in Frederick County, ~~XXXXXX~~ for
John H. Keefe
~~XXXXXX~~ prior to the 7th,

day of September, 1943.

THE NEWS-POST

Filed September 13, 1943

PUBLIC SALE OF VALUABLE REAL ESTATE

By virtue of a Decree of the Circuit Court for Frederick County, passed in No. 14,873 Equity, we, the undersigned Trustees, will offer at public sale at the Court House Door in Frederick City, Maryland, on

TUESDAY, SEPTEMBER 7, 1943, at the hour of eleven o'clock, a. m. all the following described real estate situate, lying and being in Frederick County, Maryland, to-wit:

FIRST: All that farm of 158 acres, more or less, located about one and one-fourth miles east of Burkittsville, at the intersection of the Burkittsville-Jefferson road and the Broad Run-Petersville Road. This farm is in a high state of cultivation and is improved with a six-room frame bungalow type dwelling house in excellent condition, metal roof, with cellar under the whole house, new wagon shed, large frame chicken house, and barn with stable equipped for fourteen cows.

It being the same real estate which was conveyed unto Mattie E. Kefauver, et al. by deed from Guy Anders, Sheriff, dated November 8, 1940, and recorded in Liber No. 423, folio 479, one of the Land Records for Frederick County.

SECOND: All that lot known and designated as lot No. 41 on the plat of building lots of The Braddock Heights Improvement Company, which plat is duly recorded in Liber D. H. II, No. 11, folio 750, and contains 57.13 square perches more or less, and being improved with a 12-room brick dwelling house, three halls, slate roof, two bath rooms, one-car garage, electricity and vapor heat furnace.

Being the same parcel of land conveyed to W. Scott Kefauver by deed from The Braddock Heights Improvement Company of Frederick County, Maryland, dated September 30, 1903, and recorded in Liber No. 271, folio 343.

THIRD: All that lot known and designated as lot No. 40 on the plat of building lots of the Braddock Heights Improvement Company, which plat is duly recorded in Liber D. H. II, No. 11, folio 740, this lot adjoins lot No. 41 above mentioned and contains 57.13 square perches, more or less, and being the same parcel of land which was conveyed unto W. Scott Kefauver by deed from Eva M. Whalen, dated May 8, 1922, and recorded in Liber No. 330, folio 318, one of the Land Records for Frederick County.

Both of said lots fronting on the east side of Maryland Avenue, Braddock Heights, Maryland.

Parcels Nos. 2 and 3 being the same real estate which was devised to Mattie E. Kefauver by the last Will and Testament of W. Scott Kefauver, recorded in Liber G. E. S. No. 1, folio 274, one of the Will Records for Frederick County.

Terms of sale as prescribed by the Court's Order—one-fourth 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 six months from day of sale, the purchaser or purchasers giving his, her or their notes, with approved security and bearing interest from the day of sale, or all cash, at the option of the purchaser or purchasers. A deposit of \$1,500.00 will be required of the purchaser on the first tract on day of sale; a deposit of \$500.00 will be required of the purchaser on the second tract on the day of sale; a deposit of \$100.00 will be required of the purchaser on the third tract on day of sale.

Cost of conveyancing and revenue stamps at the expense of the purchaser.

WILLIAM M. STORM,
H. KIEFFER DELAUTER,
LESLIE N. COBLENTZ,
Trustees.