

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

TRUSTEES' PUBLIC SALE OF VALUABLE REAL ESTATE IN FREDERICK COUNTY, STATE OF MARYLAND.

By virtue of a Decree of the Circuit Court for Frederick County, sitting as a Court of Equity, passed on the 8th day of August, 1944, in a cause in which R. Francis Sappington, and wife, are complainants, and Sidney S. Sappington, Jr., et al., are defendants, and being No. 15,214 Equity on the Docket of said Court, the undersigned, Trustees named in said Decree, with authority to sell the real estate named thereon, will offer at public sale in front of the Court House Door, in Frederick City, Frederick County, Maryland, on

FRIDAY, SEPTEMBER 1st, 1944, at 11:00 o'clock a. m. (EWT), the following described parcels of real estate:

FIRST: All that farm lying to the North of, and fronting on, the State Road between Walkersville and Woodsboro, containing 121 acres and 10 perches of land, more or less, in which a life estate was devised to Sidney S. Sappington, now deceased, by the Will of Sidney Sappington, deceased, dated the 18th day of November, 1893, and duly admitted to probate, and recorded in Liber J. K. W. No. 2, folio 264, one of the Will Records in the Office of Register of Wills for Frederick County, with remainder to the parties to this cause. (For other title reference to this property see deed from D. Princeton Buckey, Trustee, to R. Francis Sappington, et al., dated the 5th day of August, 1933, and recorded in Liber 388, folio 234, one of the Land Records of Frederick County.)

THIS FARM IS LOCATED IN THE GLADE VALLEY, and is improved with a ten-room weatherboard dwelling house, with metal roof, equipped with electricity; bank barn approximately 80x45 feet with metal roof, and other outbuildings, consisting of machine shed, wagon shed, corn crib, hog pen, and chicken house, all with metal roofs, milk house and cooling system supplied by spring water. There is a two-story building with metal roof, used as a summer kitchen. There is a cistern at the barn.

SECOND: All that farm consisting of 237 acres of land, more or less, situate, lying and being on the Woodsboro-Johnsville Road, or the Liberty to Johnsville State Road, in which a life estate was devised to Sidney S. Sappington, now deceased, by the Will of Sidney Sappington, deceased, dated the 18th day of November, 1893, and duly admitted to probate, and recorded in Liber J. K. W. No. 2, folio 264, one of the Will Records aforesaid, with remainder to the parties to this cause. (For other title reference to this property see deed from D. Princeton Buckey, Trustee, to R. Francis Sappington, et al., recorded in Liber 388, folio 234, one of the Land Records of Frederick County.)

This farm is located in Liberty District, Frederick County, Maryland, and is improved with an 8-room weatherboard, shingle roof dwelling house. Outbuildings consist of a bank barn of approximately 71x40 feet, with corrugated metal roof, corn crib, wagon shed and hog pen with metal roofs. There is water in almost every field, with a well of good water at the dwelling house. Approximately 110 acres of this property is in woodland, some of which is good timber, the balance is in cultivation.

THIRD: All that certain wood lot located in Frederick County, Maryland, in which a life estate was devised to Sidney S. Sappington, now deceased, by the Will of Sidney Sappington, deceased, as aforesaid, CONTAINING ELEVEN ACRES AND TWENTY-TWO SQUARE PERCHES of land, more or less.

FOURTH: All that tract or parcel of land, adjoining the Second parcel hereinabove described, containing 33 acres, more or less of permanent pasture, described in a deed from Bradley T. Rippeon and wife to Sidney S. Sappington dated the 22nd day of August, 1908, and recorded in Liber S. T. H. No. 284, folio 318, etc., one of the Land Records of Frederick County.

FIFTH: One-fifth undivided interest in two tracts or parcels of land, the first tract of land called "Second," being a "woodlot" containing 22½ acres of land more or less, and the second being an undivided one-fifth interest in the "Third" tract of land containing 7½ acres of land, more or less. Both lots are situate, lying and being in Woodville District, Frederick County, Maryland, and are described in a deed from Jacob C. Trostle and wife to Sidney Sappington, dated March 3, 1884, and recorded in Liber A. F. No. 9, folio 14, etc., one of the Land Records aforesaid; said one-fifth undivided interest in said lots having vested in Sidney S. Sappington upon the death of R. Francis Sappington, as provided by the last Will and Testament of Sidney Sappington, deceased, aforesaid.

Terms of Sale as Prescribed by the Decree: One-half of the purchase money to be paid in cash on the day of sale, or on ratification by the Court, the residue in six months from date of sale, the purchaser or purchasers giving his, her or their notes, with approved security, and bearing interest from the date of sale, or all cash at the option of the purchaser or purchasers. A deposit of \$1,000.00 will be required on the FIRST parcel; a deposit of \$500.00 will be required on the SECOND parcel, and one-half on each of the other parcels at the time of the sale. State and County taxes to be adjusted to day of sale.

All conveyancing costs, including U. S. Revenue Stamps, and Maryland Recordation Stamps, at expense of purchaser or purchasers. Possession will be given the purchaser or purchasers upon ratification, subject to the rights of the tenants now on the two farms.

D. PRINCETON BUCKEY,
W. CLINTON MCHERRY,
Trustees.
Emmert R. Bowls, Auctioneer.

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Frederick, Md., Sept. 1, 1944

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This is to certify, That the annexed Trustee's Public Sale

was published in The News-Post

a newspaper published in Frederick County, once a week for

three successive weeks prior to the 1st

day of September, 1944.

THE NEWS-POST

Per

Filed September 2, 1944