

due notice appears to have been given as directed The trustees are allowed for Commission \$360 84 and for expenses \$39 50 and the case is hereby referred to the auditor to state an account between trustees and parties in interest

Endorsed Filed Jan'y 24 1853

W Nelson

Ex. to Rep't

Trustee Sale By virtue of a decree of the Circuit Court for Frederick County, sitting as a Court of Equity, the subscribers as trustees will offer at public sale on Wednesday the 15<sup>th</sup> day of December next, on the premises, the Real Estate of Joshua Pearce deceased lying in the County of Frederick, one mile east of Hummels and adjoining the land of Dr G R Sappington, J C Nicodemus and others to wit No 1 The Home Farm of said deceased, containing 200 acres, 3 Roads & 17 peches of lime stone, and blue slate land in several separate enclosures, with running water in nearly every field, and in a good state of cultivation. The fencing is good, buildings very substantial, and among them The Mansions House is built of stone, with an extensive back building of brick a large Stryker Barn with extensive stables, wagon sheds and Cow Out, Smoke house, dairy and all necessary outbuildings, and a never failing spring of water, convenient to the premises The large orchards in full bearing. There is on this tract about 25 acres in wood well timbered The balance cleared with a due proportion of a meadow It is susceptible of advantageous division into two farms the buildings being suitable and will be sold together or divided to suit purchasers. No 2 A wood lot containing a wood lot containing 12 1/2 acres more or less lying about one mile east of No 1 directly on the old public road, known as the old Liberty Road, and adjoining the lands of Isaac C Nicodemus, Levi L Barnes and others No 3 Containing 48 acres more or less, and lying about 1 1/2 miles from No 2, and adjoining the lands of Levi Deubler, John Green, Jacob Neumann and others about 10 acres of this lot is cleared and has been covered with lime the balance very finely timbered Taking into consideration the quality of the soil, the excellence of the buildings and their good condition, the character of the neighborhood, its location for health, being in the midst of a wheat growing country with mills and post office near the farm, it is one of the most desirable properties that has been offered to the public for a long time, a rare chance and presents great inducements to persons wishing to purchase.

It will be sold clear of the Widow's right to dower Persons desiring to view this property can do so by calling on the trustees or Isaac C Nicodemus or Nathan Shipley residing thereon The terms presented by the decree are one third of the purchase money to be paid in hand on the day of sale, or ratification thereof by the Court, the balance in two equal annual payments from the day of sale, the purchaser or purchasers giving his, her or their notes for the same, with approved security, the said notes to bear interest from the day of sale. On the payment of the purchase money and not before, the Trustees will by a good and sufficient deed duly executed according to law convey to the purchaser or purchasers the said property free and clear of all claims

The purchaser can have permission to prepare for a spring crop at any time after the sale is ratified by the Court, and full possession will be given on the 1st day of April next. (Thomas Carr Auctioneer) James Pearce, Deborah Pearce Trustees.

This is to certify that the annexed advertisement of sale was published in the Frederick Examiner once a week for at least three successive weeks prior to the 15<sup>th</sup> day of December 1852 Filed Dec 29 1852

D Schley & J Haller

No 2416 Equity in the Circuit Court for the St County

November Term 1852

Caroline Matilda Pearce by Wm L... her next friend vs Deborah Pearce and James Pearce Esq & others

Ordered by the Clerk this 29<sup>th</sup> day of Dec 1852 that the report of the trustees as made in this cause be ratified, unless cause to the contrary thereof be shown before the 21<sup>st</sup> day of January 1853 provided a copy of this order be inserted in some newspaper printed in this Co. once a week for three successive weeks prior to said 21<sup>st</sup> day & the report states the aggregate amount of sales to be \$11 025 06 James Esq, Test Edw D Shriver Clk