

State of Maryland Frederick County Set

On this 21st day of February 1865 before me a Justice of the peace in and for the County & State aforesaid personally appeared Mary Sheffer Trustee, and made oath in due form of law that the matters and things stated in the foregoing report of sales are true to the best of her knowledge and belief and that the sales were fairly made.

J. W. Hoople J. P.

Exhibit No. 1

Description of part of a tract of land called 'Flanham', being all that part of said tract of land, which Daniel Sheffer dec^d proposed of, and situated on the South Mountain immediately on the West side of the Turnpike road, and joining the lands of Andrew Beckley, William Mc Jones and others, it being also immediately South of the Mountain House, and containing Eight acres and three quarters of land more or less.

Beginning for the outlines of the aforesaid piece of land at a planted stone standing as a corner of David Heady's land and running thence N 39° E 15 1/2 ft S 71° E 33 feet S 6° E 20 ft to intersect the 3^d line in the deed from Philip Sheffer and wife to William Mc Jones dated April 16th 1853 and with said 3^d line reversed S 78° W 46 ft then N 24° W 32 ft thence with a straight line to the beginning.

Exhibit No. 2

Printed Sale

of

Valuable Real Estate.

By virtue of a Decree from the Circuit Court for Frederick County, sitting as a Court of Equity, and signed as Trustee of Daniel Sheffer, late of said County dec^d will offer at public sale in front of the 'Valley Register' Office in Middletown on Saturday January 21st 1865 between the hours of 12 and 2 o'clock P. M. the following described property being part of the real estate of said deceased: a fine farm situated one mile North of Bolivar adjoining the lands of Geo. L. Roughen and others now in the occupancy of Henry Roughen, and containing 17 1/4 acres, more or less 25 acres of which is well set with timber. The balance is cleared, is in a high state of cultivation conveniently laid off into fields and under good fencing. The improvements consist of a large brick dwelling, a large switzer barn, and other outbuildings. There is on this farm one of the finest Orchards in Middletown Valley, & a splendid little farm lying along the turnpike at Bolivar and now in the occupancy of David Marty, containing 23 acres of land more or less. This is a very desirable property, and the improvements consist of a fine brick dwelling, a good barn and storehouse, & 8 1/4 acres timber land lying along the turnpike immediately South of the Mountain House, well set with good timber and very easy of access. Persons wishing to view any of the above described property will be shown the same by calling informally agent Mr. John W. Hoople.

Terms of sale, as prescribed by the Decree, - one third of the purchase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, and the balance in two equal annual installments, the purchaser to give note, with security to be approved by the Trustee bearing interest from the day of date, for the deferred payments, & when the whole of the purchase money shall have been paid, and not before, a good and sufficient deed, free of all incumbrances, will be made by the Trustee to the purchaser or purchasers.

Possession will be given on the first day of April 1865.

Mary Sheffer Trustee
J. W. Hoople Agent

Middletown January 21st 1865.

I hereby certify that I have this day purchased at public sale of Mrs. Margaret Sheffer Trustee of Daniel Sheffer dec^d the Mountain Lot named in this printed advertisement