

Decree

Charles W Keller
vs H Kufauer et al
vs
Jacob P Keller et al

N^o 3330 Equity
In the Circuit Court for Frederick County, sitting as a Court of
Equity

January Term 1867

The above cause standing ready for a hearing, and being sub-
mitted, the Bill, answers, Exhibits, testimony, and all other proceedings were by the Court
read and considered. ~ It is thereupon, this 9th day of February in the year Eighteen
hundred and sixty seven, by the Honorable Madison Nelson, Circuit Judge for the Fourth
Judicial Circuit of the State of Maryland, and by the authority of the Circuit Court
for Frederick County, as a Court of Equity, adjudged, ordered, and decreed, that
the land and premises mentioned in these proceedings be sold, and that Jonathan
Routzahn of Frederick County, be, and he is hereby appointed a Trustee to make
the said sales, and that the course and manner of his proceeding shall be as
follows: He shall first file in the Clerk's Office of this Court a Bond to the State of
Maryland, executed by himself, with a surety or sureties approved by the
Court or the Clerk thereof, in the penalty of Thirty thousand Dollars, conditioned
for the faithful performance of the trust reposed in him by this Decree, or which
may be reposed in him by any future order, or decree in the premises. ~ He shall
then proceed to make sale of the said real estate, having first given at least three weeks
previous notice, inserted in some newspaper printed in Frederick County, and such
other notice as he may think proper of the time, place, manner, and terms of sale;
which terms shall be as follows. One third of the purchase money to be paid on the day
of sale, or on the ratification thereof by the Court, the residue in one and two years,
the purchaser or purchasers giving him, her, or their notes, with approved security
and bearing interest from the day of sale; And as soon as may be convenient
after any such sale, or sales, the said Trustee shall return to this Court a full
and particular account of the same, with an affidavit of the truth thereof, and
of the fairness of such sale, or sales annexed, and on ratification of such sale or
sales by the Court, and on payment of the whole purchase money, and not
before, the said Trustee, by a good and sufficient deed to be executed and acknowledged,
agreeably to law, shall convey to the purchaser or purchasers of the said
property, and to his, her, or their heirs, the property to him, her, or them sold, free,
clear, and discharged of all claim of the parties to this Cause, and of any persons
or persons claiming by, from, or under them, and the said Trustee shall bring
into this Court the money arising on such sale, or sales, and the bonds, or notes
which may be taken for the same, to be disposed of under the direction of this Court,
after deducting therefrom, the costs of this suit, and such Commission to the said
Trustee, as the Court shall think proper to allow, on consideration of the skill,
attention and fidelity, wherewith he shall appear to have discharged his trust. ~
Filed February 9th 1867 ~ Madison Nelson

Bond

The Bond of the Trustee referred to in the foregoing Decree, after having
been approved and filed February 11th 1867, by Joseph W. Learty Clerk
of the Circuit Court for Frederick County; was the same day recorded in
Lect. B. & F. No. 9 folio 389 one of the Land Records of Frederick County ~
Just - Jos. W. Learty, Clerk

Trustee's Report
Of Sales

Charles W Keller, vs H Kufauer et al
vs
Jacob P. Keller and others
N^o 3330 In the Circuit Court for Frederick
County, sitting in Equity
February Term 1867
To the Hon. M. Nelson Judge of the Circuit Court