

Comer's Book

"Valley Register" Office, Middletown

I hereby certify that the annexed notice in No 3565 Equity, was published in the "Valley Register" a Newspaper printed in Frederick County, once a week for three successive weeks prior to the 4th day of March 1871. ~

G. C. Rhoderick

Public Sale

By virtue of a Decree from the Circuit Court for Frederick County, the undersigned as Trustee of Daniel B. Pook, late of said County, deceased, will sell at Public Sale, in front of the "Register Building" in Middletown, On Saturday, January 28th 1871, at 10 o'clock P.M. the following described valuable Real Estate, of which said deceased died seized and possessed, viz. -

1st The Home Farm, called "The Blooming Mouth of May," situated 2 Miles South West of Middletown, on the public road leading to Burkittsville and near Pileger's Mill, adjoining the lands of Lewis Akelt, Eli Koutyahu, and others, containing 119 Acres of Land more or less, all cleared, in an excellent state of cultivation, under good fencing, and divided into convenient fields with running water in nearly all of them. ~ The improvements are a good two-story Log Dwelling with good Rock-building, a Switzer Barn, two Wagon Sheds, Corn Houses, Carriage House, Smoke and Spring Houses and other out-buildings. ~ There is a Spring of excellent water near the door of the dwelling, and a splendid Orchard of choice Fruit Trees on the premises. ~

2nd A Small Farm, situated a half mile South of Middletown on the road, leading to Burkittsville, adjoining the lands of the Princes Appleman, H. Rudy, and others, and containing 49 $\frac{1}{2}$ Acres more or less, all in good cultivation and well fenced. The improvements are a two story Brick Dwelling, Barn, Smoke and Spring House, &c. There are two fine Springs on the farm and a pump of water in the yard. ~

3rd Forty three and three fourths Acres Land, more or less, in a fine state of cultivation and well fenced, situated nearly a mile S. of Middletown and adjoining the lands of Wm. H. Camp and Elizabeth Dean. ~

4th A Tract of Mountain Land containing 26 Acres, situated on South Mountain, 4 Miles from Middletown, and adjoining the lands of Geo. Le Buffer and Jacob Sigler. It is well set with Rock Oak and Chestnut timber, and is easy of access. ~

5th A Mountain Lot, containing 9 $\frac{1}{2}$ Acres, more or less, situated on South Mountain, 3 $\frac{1}{2}$ miles from Middletown, and adjoining the lands of Hanson Rudy and Isaac Young. This tract is also easy of access, and contains some good timber. ~

Persons wishing to view any of the above lands, will be shown the same by calling on the Trustee, living on the Home Farm. ~

Terms of Sale, as prescribed by the Decree. - One third of the purchase money is 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 payments, the purchaser or purchasers to give his her or their notes for the deferred payments, with approved security, bearing interest from date. ~ When the whole of the purchase money is paid, and not before, a good deed or deeds, will be executed to the purchaser or purchasers.

Possession of the Farms and 13 Acre Lot, will be given on the 1st of April April 1870, though the right to gather the growing Crops is reserved, and possession of the Mountain Lots will be given as soon as the terms of sale are completed with. ~

Also, at the same time and place there will be sold about 90 acres of growing Wheat on the above Farms, the straw of which is to be