

No. 11492 Equity

Report of Sale of John B. Kunkel, Mortgagee of Ephraim Nash

To the Honorable the Judge of the Circuit Court for Frederick County, in Equity.

Petition & Report of Sales

The petition and Report of Sale of John B. Kunkel Mortgagee of Ephraim Nash, of Frederick County, State of Maryland respectfully show to your Honors that a certain Ephraim Nash being indebted unto your Petitioner in the sum of Two hundred dollars, and for the purpose of securing the same did on the eighteenth day of June in the year eighteen hundred and seventy five, execute his deed of Mortgage to said Petitioner, conveying all that tract of land, situate in Hanes District Frederick County containing forty acres of land, more or less, and being the same tract purchased of John Criss Separatus Brown & Jacob Pademan and her deed recorded in the Land Records of Frederick County, and also certain personal chattels and said mortgage described

And to <sup>which</sup> said deed of Mortgage there was a condition annexed that if default shall be made in the payment as provided in said Mortgage, then that said John B. Kunkel was empowered to sell the said mortgaged premises at public sale, upon the terms therein prescribed to pay the mortgage debt aforesaid, and the interest due thereon, all of which matters will fully and at large appear by reference to a certified copy of said mortgage, and the deed from Separatus Brown to said Ephraim Nash herewith exhibited, marked Exhibits Nos. 1 & 2 which said exhibits your Petitioner prays together with all other exhibits herein after produced, may be taken and considered as part of this his report of sales.

Said Petitioner further reports that default having been made in the payment of the mortgage debt, and the same having long since become due and unpaid, and your petitioner being about to execute the powers in said Mortgage contained, he filed his Bond in the Clerk's office of your Honorable Court in the penalty of Five hundred dollars, which said Bond was duly approved and filed and having first advertised the said mortgaged property in the Republican Citizen a newspaper published in Frederick County for more than three successive weeks prior to the day of sale, giving notice of the time place manner and terms of sale said Mortgagee in pursuance of said notice attended at Gilberts Hotel in Mechanicstown, Frederick County Maryland, on Saturday the tenth day of May 1879 at three O'Clock P.M. and then and there proceeded to make sale of said mortgaged property.

Said mortgagee further reports, that he then offered at public sale to the highest bidder all that tract or parcel of Land situate in Hanes District Frederick County State of Maryland, adjoining the lands of Christian Hanes here and Samuel M. Russard on the County Road leading from Middlepoint to Mechanicstown and about five and a half miles from Mechanicstown and being part of a tract of Land called "Lumber Planty," containing Twenty acres of Land, more or less, and fully described in Exhibit No. 2 herewith filed, and said mortgagee reports that he became the purchaser of said land, at and for the sum of Seventy five dollars - and for Cash the time of sale prescribed by the Mortgage and set out in the advertisement annexed to the printer's certificate