

No. 4558 Equity

Mortgagee's Sale

Abstract of Sale

By virtue of the power of sale, contained in a deed of Mortgage made by Henry Keafamer, and Maria Keafamer, his wife, dated the 1st day of April, 1876, and recorded in Liber J. G., No. 1, folio 160, one of the Land Records of Frederick County, the undersigned, Mortgagee, will offer at Public Sale in front of "The Valley Register" office, in Middletown Frederick County, Md., On Saturday, January 31st, 1880, at 2 o'clock P. M. all the property in said Mortgage mentioned, being The Home Farm of the said Henry Keafamer, lately deceased, and on which he resided, situated about 1 1/2 miles southwest of Middletown, near the public road leading to Pittsville, and adjoining the lands of Manuel Mann, Hezekiah Mann, Dr. Rowles and others, and containing 128 Acres, more or less, and being the same land which was conveyed to the said Henry Keafamer by George Keafamer, by deed dated the 21st day of June, 1856, and recorded in Liber 10 B. S., No. 2, folio 300, one of the Land Records of Frederick County. There is on this farm a good Dwelling House, good Swiss Barn, double Wagon Shed and Corn crib, Blacksmith Shop, Smoke House, and all other necessary Out buildings, in good repair, and many of them new. There is also an excellent Orchard in good bearing condition, and a never failing spring of water. The land is of good quality Middletown Valley soil.

Terms of Sale. - One third of the purchase money is to be paid in Cash on the day of sale or on the ratification thereof by the Circuit Court of Frederick County, in Equity, the balance in two equal payments at 9 and 18 months, respectively, the purchaser or purchasers to give his, her or their notes for the deferred payments, with approved security, bearing interest from the day of sale. Or Cash, at the option of the purchaser.

When all the purchase money is paid, a good deed will be executed, the purchaser to pay the cost of Conveyance. Possession given April 1st, 1880.

E. Minnick, Auctioneer

Peter Shafer, Sr. Mortgagee

"Valley Register" Office, Middletown, Md., Jan. 30, 1880

Hereby certify that the annexed Advertisement of Sale of Real estate was published in the Valley Register (a newspaper published in Frederick County) for four successive weeks prior to the 31st day of January, 1880

Filed Feb. 3 1880

G. C. Rhoderick

Printers Certificate

January 31st, 1880

Acknowledgment of Purchase

Hereby acknowledge that I have this day bought at Public Auction, the property mentioned in the annexed Advertisement at and for the sum and force of 26 5/10 Dollars and the gross sum of Thirty three hundred and seventy two dollars & no cents and agree to comply with the terms of sale as therein set forth

Test. Ezra Minnick Auctioneer

Edward Mcgrange

Filed Feb. 3, 1880

Peter Shafer Sr. Mortgagee of Henry Keafamer and Maria Keafamer his wife

on Petition

No. 4558 Equity In the Circuit Court for Frederick County, sitting in Equity December Term, 1879.

Order nisi

Ordered this 3rd day of February 1880, that on the 28th day of February instant, the Court will proceed to act upon the Report of Sales this day filed by Peter Shafer Sr. Mortgagee in the above case, unless cause to the contrary be shown before said day; provided a copy of this Order be inserted in some newspaper published in Frederick County, for three successive weeks prior to said day.

The Report states the amount of sales at \$3372.00. Filed Feb. 3 1880

Adolphus Leachaka Sr. Clerk of the Circuit Court for Frederick County

Final Ratification of Sale

Printers Certificate

Auditor's Report

Order nisi or Auditor's Report

Printers Certificate

Withdrawal of Petition

Final Report of Sales