

No. 5057 Equity

by advertisement inserted in the Daily News, a newspaper printed in said County, which advertisement was inserted once a week in each of three successive weeks prior to the day fixed for said sale as will appear by reference to a copy thereof herewith filed marked Exhibit B.

10. That on Saturday February 28 1885 at the City Hotel in Frederick in the County aforesaid the day and place mentioned in said advertisement at the hour of two O'clock P.M. the time designated in said advertisement, the said Conrad Ruland proceeded to sell said mortgaged premises and did then and there sell the same to Frederick W Obendorf at and for the sum of three hundred dollars Cash. better than and there being the highest and best bidder therefor - the said purchaser then and there signing a certificate of purchase as will appear by reference to the same herewith filed marked Exhibit No 3.

11. That said purchaser has not yet complied with the terms of sale but promises to do so

12. The said Conrad Ruland prays that said sale may be ratified

And in witness whereof
Jas M Sherry

Conrad Ruland
Assignee of Mortgages

Sol.

State of Maryland, Frederick County, ss: I, J. M. Sherry, Clerk of the said County, do hereby certify that on the third day of March 1885 before me appeared a party of the name of the said State in and for the County aforesaid, personally appeared the above named Conrad Ruland and made oath in answer to an oath of law that the contents and things stated in the foregoing instrument are true to the best of his knowledge, information and belief and that the sale therein referred to was fairly made.
Filed March 4. 1885
J. M. Sherry, Clerk of the County.

At the Request of Mary M Strailman the following mortgage was recorded Jan 12. 1875
This Mortgage made this thirtieth day of September in the year Eighteen hundred and seventy four by us Joseph Stimml and Rebecca Stimml his wife of Frederick County in the State of Maryland Witnesses that in Consideration of the sum of two hundred dollars now due and owing from us the said Joseph Stimml and Rebecca Stimml his wife to Mary M Strailman wife of Abdiel L Strailman of said County and State upon two sealed notes of even date herewith, each note being for the sum of One hundred dollars and payable respectively in one and two years from date with interest from date and for the better securing the payment of said sealed notes, as they shall severally mature and fall due with the interest thereon, the said Joseph Stimml and Rebecca Stimml his wife do grant in fee simple unto the said Mary M Strailman wife of Abdiel L Strailman all that lot or part of a lot of ground with the improvements thereon situate and lying in Frederick Town in the County of Frederick and State of Maryland and being situate on the South side of West South Street in said town fronting on South Street thirty feet more or less and running back for depth ninety feet more or less, and being the Western half or portion of that Lot of ground as now divided which Peter Phebus obtained in his life time from Stephen Steiner and which is more fully described in the deed from John W Phebus and Benjamin F Phebus Trustees to said Rebecca Stimml by deed bearing even date herewith, and intended to be recorded among the Land Records of Frederick County simultaneously with these presents
Provided that if the said Joseph Stimml and Rebecca Stimml his wife or either of them shall pay to the said Mary M Strailman the two several sealed notes aforesaid as the said notes shall severally mature and fall due with the interest thereon according to the tenor of said notes, then this mortgage shall be void. Provided that until default shall be made in the payment of the said sealed notes, or in any one of them, the said Rebecca Stimml shall retain possession of the mortgaged premises and provided that if default shall be made in the payment of the said notes, or in any one of them with the interest thereon at maturity, then it shall be lawful for the said Mary M Strailman, her personal representatives and assigns, to sell the said mortgaged premises at the City Hotel in Frederick Town by public auction for cash, after first giving at least three weeks public notice of the time place and terms of sale in some newspaper published in Frederick Town once a week prior to the day of sale, and to apply the proceeds of such sale to the payment

Exhibit No 1