

No. 7434 Equity.

Petition & Report
of Dec.

John C. Walker, Administrator of
Milton G. Buxton, deceased, Mort-
gagee of Harriet Kessler, deceased,
respectfully shews
Petition.

No. 7435 Equity.
In the Circuit Court for Frederick
County, sitting as a Court of
Equity.

To the Honorable, the Judges of said Court:-
The petition and Report of sale of John C. Walker, Administrator of the goods and
chattels of Milton G. Buxton, deceased, Mortgagee of Harriet Kessler, deceased, respect-
fully shews:-

1. That the said Harriet Kessler in her lifetime executed and delivered to the said Milton G. Buxton in his lifetime a certain mortgage dated July 2nd. 1892 conveying a house and lot of ground situated in Frederick County, containing 3 acres and 40 square perches more or less, to secure the payment of the sum of five hundred dollars, said mortgage being recorded in the books of the Clerk of the Land Records of said County and a certified copy whereof is herewith filed and prayed to be taken and considered as part of this petition and report of sale, marked "Exhibit No. 1."
2. That the said Harriet Kessler departed this life in the month of December 1900 and in the month of June 1901 the Milton G. Buxton died intestate.
3. That your Petitioner was duly appointed by the Orphan's Court of Frederick County, Administrator of the goods and chattels of the said Milton G. Buxton deceased, and has duly qualified as such Administrator as will appear by an exemplification of his letters of Administration herewith filed as part hereof marked "Exhibit No. 2."
4. That said mortgage contained a power of sale authorizing said mortgagee to sell the mortgage property in default of the payment of said mortgage debt and interest on or before July 2nd 1897.
5. That a default occurred in the payment of said mortgage debt, as aforesaid, and at the time of the death of the said mortgagee, and at the present time, the whole of said mortgage debt and the interest thereon remains due and unpaid, wherefore your petitioner was authorized and empowered as administrator of said mortgagee to execute the power of sale contained in said mortgage, and your Petitioner was further authorized and directed to execute said power of sale by an order of the Orphan's Court of Frederick County, passed 1901, a certified copy whereof is herewith filed as part hereof marked "Exhibit No. 3."
6. That your Petitioner filed his bond with approved security, preliminary to the execution of said power of sale, as required by law, and after giving notice of the time, place, manner and terms of sale by advertisement published once a week for at least three weeks prior to the day of sale in "The Examiner," a newspaper published in Frederick County, and by handbills extensively posted your petitioner attended in front of J. C. Walker's store at Monrovia in said County, on Saturday November 2nd 1901, at 2 o'clock P. M. being the place and time of sale mentioned in said advertisements and then and there offered the mortgaged property, consisting of a house and lot of ground containing 3 acres and 40 square perches of land more or less situated in said County about one mile south of Monrovia on the West side of the Loggstown Road.

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