

No 9016. Equity.

whereas the said Jacob A. Phobus departed this life intestate, and Emeline Phobus has been duly appointed his administratrix, the said Emeline Phobus, as Administratrix of Jacob A. Phobus will on

Saturday May 18<sup>th</sup> 1913,

at 1 O'clock p.m., on the premises in the town of New Market, Frederick County, Md. Sell at public sale, all the property mentioned and described in said Mortgage, consisting of all that lot of ground situated on the West side of the Pike from Monrovia to New Market, and in the corporate limits of the town of New Market, Frederick County, Maryland, and adjoining the properties of Samuel W. Mr. Boyer and others, this lot is improved by a story and a half dwelling house containing four rooms, stable and has a good well of water in the yard.

This property is convenient to schools, churches, stores and within a few hundred yards of Monrovia Station.

Terms of sale as provided by the mortgage, Cash on the day of sale or ratification thereof by the court.

Conveyancing at the cost of the purchaser.

Emeline Phobus,

Administratrix of Jacob A. Phobus,

George A. Howe Jr. Attorney.

Acknowledgment of Purchase.

I hereby acknowledge that on this 10th day of May, in the year 1913, I have purchased at public sale, from Emeline Phobus, assignee of the mortgage of Peter Phobus, wife of date January 14th, 1870, all that house and lot situated in the town of New Market, Frederick County, Maryland, and fully described in the annexed Advertisement of Sale at and for the sum of Six Hundred Twenty Five Dollars. And I hereby obligate myself to comply with the terms of sale as set forth in said annexed advertisement of sale.

Geo. Irving

Emeline Lee Phobus

Final Ratification.

ordered by the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, and by authority thereof, this 9th day of June in the year 1913, that the foregoing Report of Emeline Phobus, Administratrix of Jacob A. Phobus, assignee of the mortgage of Peter Phobus & Emeline Phobus, her wife, and the sale thereof reported by her and the same is hereby ratified and confirmed, no cause being shown to the contrary, having been shown, although due notice appears to have been given as required by the foregoing order nisi, and whereas it appears that the said Emeline Phobus, having been the purchaser of said property, it will be necessary to appoint some person as trustee to convey said property to the said George Irving. It is therefore ordered and decreed by the said court of said, that George A. Howe Jr. do and he is hereby appointed trustee, and full power and authority is given to the said trustee to execute and deliver to Emeline Phobus the purchase money of the purchase money.

Filed July 9-1913

Glenn H. Worthington, Judge of the Circuit Court for Frederick County, Maryland.