

Jefferson County Circuit Court  
Case Files - Civil  
March 1872, No. 20

Box 29 Folder 32

Bruhn, Peter

vs.

Unknown heirs of George Anderson

Mueller, Jacob

Luchteneyer, Fred

Partition

4 lots in Kimmswick; parcel  
in Survey 2005 + 1/2 acre

Peter Bruhn, plaintiff,  
against  
the unknown heirs of George  
Andersen, deceased, defendants  
and Jacob Mueller and Fred. Luch  
Hoyer, defendants.

In the Circuit Court  
of Jefferson County,  
Missouri,  
March Term 1872.

Plaintiff states, that he and George Andersen, the  
ancestor of <sup>some of</sup> defendants, during the lifetime of said George  
Andersen became and were the owners in common in  
fee simple of the following described Real Property, sit-  
uate in Jefferson County, State of Missouri, to wit:

first; the following described lots or parcels of  
land with all the buildings, improvements and fix-  
tures thereon, in the town of Krimmsick in the County  
and State aforesaid, a plat of which town is duly  
filed in the Recorder's Office of said County of Jeffers-  
on, said lots and parcels of land being known  
and designated first, as Lots Number one and two  
in Block Number one of said town, containing to-  
gether a front of seventy feet on the south side  
of Mill street by ~~the~~ a depth southwardly between  
parallel lines of One hundred and fifty feet, with  
the mill building, the fixtures therein and all other  
improvements thereon; <sup>also</sup> ~~second~~, a certain piece or  
parcel of land, lying immediately south of and  
adjoining lots Number one and two in Block  
Number one; next above described, being seventy feet  
in width and running between the western line of lot  
Number two and the eastern line of lot Number one  
aforesaid, extended southward to Rock Creek for depth,

as shown on the plat of said town; being the same property, which plaintiff and said George Anderson, now deceased, acquired of Theodore Krimm and his wife by deed dated August 20<sup>th</sup> 1864. and recorded in the Recorder's Office of said Jefferson County, in Book T. pages 596. & 597.

Secondly: Town lot Number three in Block number one in said town of Krimmarick in said County and State, as laid down on the plat of said town recorded in the Recorder's Office of said County, said lot fronting North thirty feet on the south line of Mill Street and running back in a southerly direction one hundred feet, being bounded east by lot Number Two and west by lot Number four in said Block and town; also a certain piece or strip of land thirty feet wide from east to west and about two hundred feet long, more or less, from North to south, said strip of land being bounded North thirty feet by said lot Number three east by part of lot Number Two and by other land belonging to Krimm and Anderson, south by the North bank of Little Rock Creek, low water mark, and west by a line, being an extension in a southerly direction of the boundary line between lots Number three and four in said Block Number one, being the same property acquired by deed of Theodore Krimm and wife to Plaintiff and said George Anderson, now deceased,

dated June 15 1870. and recorded in the Recorder's Office of said Jefferson County, in Book Number 2, page 380. land records,

thirdly: the following described piece or tract of land, to wit: a lot of ground in United States Survey Number 2005. Township forty two north, Range six east, beginning at a point seven hundred feet westwardly from the centre of the Grand Mountain Rail Road, and twenty five feet north of the southern boundary line of said survey and extending westwardly on a line parallel with the said southern boundary line two hundred feet, thence northerly by a right angle line one hundred and seventy five feet, thence eastwardly two hundred feet, thence southward one hundred and seventy five feet to the beginning point; being the same property, acquired by plaintiff and said George Anderson, now deceased, of John Eper, Carver & wife, by deed, dated April 24 1867, and recorded in the Recorder's Office of said County in Book H, page 440.

Plaintiff further states, that he and said George Anderson, now deceased, owned each one undivided half of said Real Property, as tenants in common; that said George Anderson died unmarried without leaving a widow or children, as far as plaintiff knows, and

without making a will or testament; that therefore the interest of said George Anderson in said Real property descends to his heirs, ~~that the heirs of said~~ subject to the Administration of the Estate of said Anderson, now pending; that the heirs of said George Anderson, now deceased, are unknown to plaintiff and therefore can not be named by him.

Plaintiff therefore states, that at present he and the heirs of said George Anderson deceased, are the owners in fee simple of the Real Property, above described; that he, plaintiff owns an undivided half of the same, and that the heirs of said George Anderson, deceased, own the other undivided half thereof.

Plaintiff further states, that he, and George Anderson, the ancestor of some of defendants, during the lifetime of said George Anderson, executed a deed of trust, dated March 4<sup>th</sup> 1867, and recorded in the Records Office of Jefferson County, in Trust Book 1, page 68-70, by which they conveyed to Fred. Luchtermeyer as trustee of Jacob Müller of said Jefferson County, the Real Property above described under "first", (that is, Lots 1. and 2. in Block 1. of the town of Kinnawick and the piece, lying immediately south of said Lots) for the purpose of securing a certain debt of plaintiff and said George Anderson

in favor of said Jacob Müller, bearing even date with said deed of trust, being for the sum of two thousand dollars, payable 2 years after date with 10 per cent interest from date, interest payable annually; that said Note is still unpaid, and said deed of trust not released,

Plaintiff further states, that <sup>all</sup> the Real Property above described, can not be partitioned or divided in kind without great prejudice to the parties and interest.

Plaintiff asks the Court to decree, that a partition of all the above described property be had by a sale, of the same, that out of the proceeds of the Property above described under "first" the Note and deed of trust of Jacob Müller be satisfied, and that the balance, if any, thereof, as well as the proceeds of the sale of the other remaining Property, be divided between him, plaintiff, and the heirs of George Anderson, deceased, according to their respective rights and interests.

Henry F. Ahlvers,  
Atty. for plff.

State of Missouri, }  
County of Jefferson } ss. Peter Bruhn, being sworn  
says, that the foregoing petition and the facts,  
as therein stated, are true to the best of his  
knowledge and belief; and that the heirs  
of George Anderson, deceased, the defendants,

are unknown to him, wherefore he asks,  
an Order of publication against such heirs,  
known to and  
subscribed before  
me, this 4 day  
of January AD.  
1872.

Robert A Hunt  
Justice of the peace

Peter Bruhn

My 20  
In the Circuit Court  
of Jefferson Co, Missouri  
March Term 1872

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Peter Baehr,  
Plff

vs

the unknown heirs  
of George Anderson,  
deceased, Jacob Muller,  
and Fred. Lichtenmeyer,  
Defendants.

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Petition for  
Partition

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Filed Jan'y 8<sup>th</sup> 1872.  
W. S. Boyce clk  
By C. Thos. Worine Deft.  
J B P D b Pff

John Bruhn, Plaintiff

against

The Unknown heirs of George Anderson, deceased,  
and Jacob Mueller and Fred Luchtemeyer  
Defendants

In the Circuit Court  
of Jefferson County,  
Missouri

March Term 1872.

Plaintiff states that he and George Anderson, the ancestor of some of defendants, during the life time of said George Anderson became and were the owners in common in fee simple of the following described Real Property, situated in Jefferson County, State of Missouri to wit: First. The following described Lots or parcels of land with all the buildings, improvements and fixtures thereon, in the Town of Kimmorick in the County and State aforesaid, a plat of which town is duly filed in the Recorder's office of said County of Jefferson, said lots and parcels of land being known and designated first, as Lots Number one and two in Block Number one of said Town, containing together a front of seventy feet on the South side of Mill Street by a depth Southwardly between parallel lines of one hundred and fifty feet with the mill building, the fixtures therein and all other improvements thereon, also a certain piece or parcel of land, lying immediately South of and adjoining Lots Number one and two in Block Number one, next above described, being seventy feet in width and running between the western line of Lot Number two and the Eastern line of Lot Number one aforesaid extended Southward to Rock Creek for depth, as shown on the Plat of said town; being the same property, which plaintiff and said George Anderson, now deceased, acquired of Theodore Kimm and his wife by deed dated August 20<sup>th</sup> 1864, and recorded in the Recorder's office of said Jefferson County, in Book **T** pages 596 & 597. Secondly: Town Lot Number three in

Block Number one in said town of Himmiswick in said County and State, as laid down on the plat of said town recorded in the Recorder's office of said County, said Lot fronting north thirty feet on the south line of Heill street and running back in a southerly direction one hundred feet, being bounded east by Lot Number two and west by Lot Number four in said block and town; also a certain piece or strip of land thirty feet wide from east to west and about two hundred feet long more or less, from north to south, said strip of land being bounded north thirty feet by said Lot Number three East by part of Lot Number two and by other land belonging to Bruhn and Anderson, South by the North bank of Little Rock Creek, low water mark, and west by a line, being an extension in a southerly direction of the boundary line between lots number three and four in said block Number one, being the same property acquired by deed of Theodore Kimm and wife to Plaintiff and said George Anderson, now deceased, dated June 15<sup>th</sup> 1870 and recorded in the recorder's office of said Jefferson County in Book Number 2 page 380 land records. Thirdly, The following described piece or tract of land, to-wit: A Lot of ground in United States Survey Number 2000, Township forty two North Range six east beginning at a point seven hundred feet westwardly from the center of the Iron Mountain Rail Road and twenty five feet north of the Southern boundary line of said Survey and extending westwardly on a line parallel with the said Southern boundary line two hundred feet thence northerly by a right angle line one hundred and twenty five feet, thence eastwardly two hundred feet, thence southward one hundred and seventy five feet to the beginning point, being the same property acquired by Plaintiff and said George Anderson, now deceased, of John Eves Corran & wife, by deed dated April 24<sup>th</sup> 1867 and recorded in the recorder's office of said County in Book X page 440. Plaintiff further states, that he and said George Anderson, now deceased,

owned each one undivided half of said Real Property as tenants in common; that said George Anderson on or about the 7th day of April A.D. 1871 died, unmarried without leaving a widow or children, as far as Plaintiff knows, and without making a will or testament; that therefore the interest of said George Anderson in said Real property descends to his heirs, subject to the Administration of the Estate of said Anderson, now pending; that the heirs of said George Anderson, now deceased, are unknown to Plaintiff, and therefore cannot be named by him. Plaintiff therefore states, that at present he and the heirs of said George Anderson deceased, are the owners in fee simple of the Real Property above described; that he, Plaintiff owns one undivided half of the same, and that the heirs of said George Anderson, deceased, own the other undivided half thereof.

Plaintiff further states, that he and George Anderson the ancestors of some of defendants during the lifetime of said George Anderson executed a deed of trust, dated March 4th 1867, and recorded in the Recorder's office of Jefferson County in Trust Book 1 page 68-70 - by which they conveyed to Fred Luchtmeier as trustee of Jacob Müller of said Jefferson County, the Real property above described under "first", (that is Lots 1. and 2, in Block 1. of the town of Kinnosnick and the piece, lying immediately south of said lots) for the purpose of securing a certain note of Plaintiff and said George Anderson in favor of said Jacob Müller, bearing even date with said deed of trust, being for the amount of two thousand dollars, payable 2 years after date with 10 percent interest from date, interest payable annually; that said note is still ~~due~~ unpaid, and said deed of trust not released. Plaintiff further states, that all the Real Property above described, cannot be partitioned or divided in kind without great prejudice to the parties in interest.

Plaintiff asks the court to decree that a partition of all the above described property be had by a sale of the same, that out of the proceeds of the property above described under "first" the note

and deed of trust of Jacob Müller be satisfied, and that the balance if any, thereof, as well as the proceeds of the sale of the other remaining property be divided between him, Plaintiff, and the heirs of George Anderson, deceased according to their respective rights and interests.

Henry F. Albers  
Att. for Plff.

State of the Union }  
County of Jefferson }

Peter Rouhn, being sworn says that the foregoing petition and the facts as therein stated, are true to the best of his knowledge and belief; and that the heirs of George Anderson, deceased, the defendants, are unknown to him, wherefore he asks an order of publication against each heir.

Subscribed for me and subscribed } Peter Rouhn  
before me this 4 day of }  
January A.D. 1872. }  
Robert A. Hunt, Justice of the Peace }

A true copy of the original petition now on file in my office

Witness, W. S. Boyce Clerk of said Circuit Court  
with the seal thereof hereunto affixed at office  
this 5th day of January A.D. 1872,

W. S. Boyce Clerk

By Chas. Horine Depy.

**The State of Missouri,** } ss.  
COUNTY OF JEFFERSON.

*The State of Missouri,*

*St. Louis*

TO THE SHERIFF OF THE COUNTY OF ~~JEFFERSON~~---GREETING:

We command you, that you summon

*Fred. Luchtemeyer*

if he be found in your County, that he be and appear before the Honorable Judge of our Circuit Court, on the first day of the next term thereof, to be begun and held at the town of Hillsboro, within and for the County of Jefferson, on the *Third* Monday after the fourth Monday of *March* next, then and there to answer unto

*Peter Bruhn*

upon *his* original petition, a copy whereof is hereunto annexed and accompanies this writ, and have you then there this writ.

**Witness, W. S. BOYCE,** Clerk of our said

Circuit Court, with the seal thereof hereunto affixed, at office in Hillsboro, this *2nd*

day of *January* A. D. 18*72*

*W. S. Boyce* Clerk Circuit Court.

By

*Thos. Horine*

Deputy.

✓ No 20

RETURNABLE  
TO  
JEFFERSON CIRCUIT COURT.

March TERM, 1872.

Peter Brubaker

vs -

The Unknown Heirs of  
George Anderson dec'd,  
Jacob Mueller and  
Dr Luchtermeyer,

Corn for Sheriff  
paid \$1.00  
Jan 17, 1872

Paid \$1.00

Executed this writ in Morris County on the  
17<sup>th</sup> day of January 1872. by delivering a copy  
of the writ & petition as furnished by  
the clerk to Fred Luchtermeyer, the  
defendant.

Philip S Taylor Sheriff of St Louis  
County Missouri

By R. O. Taylor, Deputy

for \$1.00 paid

Peter Bruhn Plaintiff

against  
The Unknown Heirs of George Anderson, deceased,  
and Jacob Mueller and Fred Luchtmeyer Defendants.

In the Circuit Court  
of Jefferson County,  
Missouri.  
March Term 1872.

Plaintiff states, that he and George Anderson the ancestor of some of defendants, during the lifetime of said George Anderson became and were, the owners in common in fee simple of the following described Real Property, situated in Jefferson County, State of Missouri to wit: First: The following described lots or parcels of land with all the buildings, improvements and fixtures thereon, in the town of Kimmomick in the County and State aforesaid, a plat of which town is duly filed in the Recorder's office of said County of Jefferson, said Lots and parcels of land being known and designated first, as Lots Number one and two in Block Number one of said town, containing together a front of seventy feet on the south side of Mill Street by a depth Southwardly, between parallel lines of one hundred and fifty feet, with the Mill building, the fixtures thereon and all other improvements thereon; also a certain piece or parcel of land, lying immediately South of and adjoining lots number one and two in Block Number one, next above described, being seventy feet in width and running between the western line of lot Number two and the eastern line of lot Number one aforesaid extended southward to Rock Creek for depth, as shown on the plat of said town; being the same property, which plaintiff and said George Anderson, now deceased, acquired of Theodore Kimm and his wife by deed dated August 20<sup>th</sup> 1864 and recorded in the recorder's office of said Jefferson County, in Book II pages 596 & 597.

Secondly: Town Lot Number three in Block Number one in said town of Kimmomick in said County and State, as laid down on the plat of said town recorded in the Recorder's office of said County, said Lot fronting north thirty

feet on the south line of Hill Street and running back in a southerly direction one hundred feet, being bounded east by lot number two and west by lot number four in said block and town; also a certain piece or strip of land thirty feet wide from east to west and about two hundred feet long, more or less, from north to south, said strip of land being bounded north thirty feet by said lot number three, east by part of lot number two and by other land belonging to Bruhn and Anderson, south by the North Bank of Little Rock Creek, low water mark, and west by a line, being an extension in a southerly direction of the boundary line between lots number three and four in said block number one, being the same property acquired by deed of Theodore Kimm and wife to plaintiff and said George Anderson, now deceased, dated June 15<sup>th</sup> 1870 and recorded in the Recording office of said Jefferson County, in Book

Number 2, page 388 land records. Thirdly: The following described piece or ~~part~~ tract of land to wit: a lot of ground in United States Survey Number 2005, Township forty two north Range six east, beginning at a point seven hundred feet westwardly from the centre of the Iron Mountain Rail Road, and twenty five feet north of the Southern boundary line of said survey and extending westwardly in a line parallel with the said Southern boundary line two hundred feet, thence Northerly by a right angle line one hundred and seventy five feet, thence eastwardly two hundred feet, thence Southward one hundred and seventy five feet to the beginning point, being the same property, acquired by plaintiff and said George Anderson, now deceased of John Eses Corran & wife, by deed dated April 2<sup>nd</sup> 1867 and recorded in the Recording office of said County, in Book X page 440,

Plaintiff further states, that he and said George Anderson, now deceased, owned each one undivided half of said Real property as tenants in common; that said George Anderson on or about the 7<sup>th</sup> day of April AD 1871

died unmarried without leaving a widow or children, as far as plaintiff knows, and without making a will or testament; that therefore the interest of said George Anderson in said Real Property, descends to his heirs, subject to the administration of the estate of said Anderson now pending that the heirs of said George Anderson, now deceased, are unknown to plaintiff and therefore cannot be named by him. Plaintiff therefore states, that at present he and the heirs of said George Anderson deceased, are the owners in fee simple of the Real Property above described, that he, plaintiff, owns one undivided half of the same, and that the heirs of said George Anderson, deceased, own the other undivided half thereof. Plaintiff further states, that he, and George Anderson, the ancestor of some of defendants, during the life-time of said George Anderson, executed a deed of trust, dated March 4<sup>th</sup> 1867 and recorded in the recorder's office of Jefferson County, in Trust Book 1 page 68, 70, by which they conveyed to Fred Lucktemeyer as trustee of Jacob Müller of said Jefferson County, the Real Property above described under "first". (That is Lots 1, and 2, in Block 1, of the town of Kinnosnick and the piece lying immediately south of said lots) for the purpose of securing a certain note of Plaintiff and said George Anderson in favor of said Jacob Müller, bearing even date with said deed of trust, being for the sum of ~~the~~ two thousand dollars payable 2 years after date with 10 per cent interest from date, interest payable annually; that said note is still unpaid, and said deed of trust not released. Plaintiff further states that all the Real Property above described, cannot be partitioned or divided in kind without great prejudice to the parties in interest. Plaintiff asks the Court to decree, that a partition of all the above described property be had by a sale of the same, that out of the proceeds of the Property above described under "first" the note and

ded of trust of Jacob Mueller be satisfied, and that the balance, if any, thereof, as well as the proceeds of the sale of the other remaining Property, be divided between him, plaintiff, and the heirs of George Anderson, deceased, according to their respective rights and interests

Henry D. Moore  
Att. for Pl. & Df.

State of Missouri }  
County of Jefferson }

Peter Gruhn, being sworn says that the foregoing petition and the facts, as therein stated, are true to the best of his knowledge and belief; and that the heirs of George Anderson, deceased, the defendants, are unknown to him, wherefore he asks an order of publication against such heirs

from to and subscribed before

me this 4<sup>th</sup> day of January A.D. 1872,

Robert M. Hunt Justice of the Peace

Peter Gruhn

A true copy of the original petition now on file in my office,  
Witness W. S. Boyce Clerk of said District Court  
with the seal thereof hereunto affixed at office  
This January 4<sup>th</sup> 1872.

W. S. Boyce Clerk  
J. W. Hodge Deft

**The State of Missouri,**  
COUNTY OF JEFFERSON. } SS.

*The State of Missouri,*

TO THE SHERIFF OF THE COUNTY OF JEFFERSON---GREETING:

We command you, that you summon

*Jacob Mueller*

if he be found in your County, that he be and appear before the Honorable Judge of our Circuit Court, on the first day of the next term thereof, to be begun and held at the town of Hillsboro, within and for the County of Jefferson, on the *Mid* Monday after the fourth Monday of *March* next, then and there to answer unto

*Peter Bruhn*

upon *his* original petition, a copy whereof is hereunto annexed and accompanies this writ, and have you then there this writ.

Witness, W. S. BOYCE, Clerk of our said

Circuit Court, with the seal thereof hereunto affixed, at office in Hillsboro, this *Fifth*

day of *January* A. D. 187*2*

*W. S. Boyce* Clerk Circuit Court.

By

*Chas. Horne*

Deputy.

No 20

RETURNABLE

TO

JEFFERSON CIRCUIT COURT.

March TERM, 1872.

Peter Bruckner

vs  
The unknown Heirs  
of George Anderson &  
Jacob Mueller and  
Fred Luckenmeyer

original

John W. Williams  
Sheriff fee \$1.00

I Executed this Writ in Jefferson County Mo  
on the 28<sup>th</sup> Day of February 1872 on Jacob  
Mueller by Delivering to him a true copy  
of this Writ and Petition as furnished by  
the Clerk

John Williams Sheriff

## Order of Publication.

**I**N the Circuit Court of Jefferson county, Missouri, in vacation, January 5th, 1872.

Peter Bruhn, plaintiff, vs. The unknown heirs of George Anderson, deceased, Jacob Maeller, and Fred. Luchtemeyer, defendants.

Now, at this day, comes Peter Bruhn, the plaintiff in the above entitled cause, before the undersigned Clerk of the Circuit Court of Jefferson county, in vacation, and files his petition and affidavit, stating among other things that some of defendants, the heirs of George Anderson, deceased, are unknown to plaintiff. It is thereupon ordered by the Clerk aforesaid in vacation, that publication be made notifying them that an action has been commenced against them by petition, in the Circuit Court of Jefferson county, in the State of Missouri, the object and general nature of which is to obtain a decree of partition of the following described real property, situate in said county and State to-wit:

Lots Number one and two in Block number one of the town of Kimmawick, containing together a front of seventy feet on the south side of Mill Street by a depth southwardly between parallel lines of one hundred and fifty feet, with the Mill building the fixtures therein and all other improvements therein; also a certain piece or parcel of land, lying immediately south of and adjoining lots number one and two, in Block number one, next above described, being seventy feet in width and running between the western line of lot number two and the eastern line of lot number one aforesaid, extended southward to Rock Creek for depth as shown on the plat of said town. Also Town lot number three, in Block number one, in said town of Kimmawick, in said county and State, as laid down on the plat of said town, said lot fronting north thirty feet on the north line of Mill street and running back in a southerly direction one hundred feet, being bounded east by lot number two, and west by lot number four in said Block and Town. Also a certain piece or strip of land thirty feet wide from east to west and about two hundred feet long more or less, from north to south, said strip of land being bounded north thirty feet by said lot number three, east by part of lot number two and by other land belonging to Bruhn & Anderson, south by the north bank of Little Rock Creek, low water mark, and west by a line being an extension in a southerly direction of the boundary line between lots number three and four in said block number one; also a lot of ground in United States survey number 2005, township forty two north, range six east, beginning at a point seven hundred feet westwardly from the centre of the Iron Mountain Rail Road, and twenty five feet north of the southern boundary line of said survey and extending westwardly on a line parallel with the said southern boundary line, two hundred feet; thence northerly by a right angular line one hundred and seventy five feet; thence easterly two hundred feet; thence southward one hundred and seventy five feet to the beginning point. That the unknown heirs of George Anderson, deceased, own the undivided half of said above described Real Property; that there is a deed of trust given by plaintiff and the said George Anderson, during his lifetime, on lots 1 and 2 in block number 1 of the town of Kimmawick, and the piece lying immediately south of said lots to secure a note for the payment of two thousand dollars, dated March 4th, 1867 payable 2 years after date, at 10 per cent. the interest to be paid annually.

Now unless the said unknown heirs of George Anderson, deceased, be and appear at the next term of said Court to be holden in the Court House in Hillsboro, within the county of Jefferson on the eighteenth day of March, A. D. 1872, it being the third Monday of said month and on or before the sixth day thereof, answer or demur to said petition, the same will be taken as confessed and judgment rendered accordingly. It is further ordered that a copy hereof be published in the Jefferson Democrat, a newspaper printed and published in the State of Missouri, in said county of Jefferson, for four weeks successively, the last insertion to be at least four weeks before the commencement of the next term of said court.

*Seal*

A true copy from the record. Witness  
W. S. Boyce, Clerk of the said Circuit  
Court, with the seal thereof hereunto  
affixed at office, this January 5th, 1872.

W. S. ROYCE, Clerk,  
By C. Pho' Horino, Dep'y.

STATE OF MISSOURI, County of Jefferson.

Be it Remembered, That on this 8 day of June 1872 before the undersigned Clerk of the County Court of Jefferson County, Mo., came R. W. McMULLIN, who, being by me duly sworn, says the annexed advertisement was published in the Jefferson Democrat, a newspaper, printed and published in the County of Jefferson, State of Missouri, of which he is printer, for 4 weeks, the first insertion being on the 12 day of Jan, 1872, and the last insertion on the 20 day of Feb 1872, as follows, to-wit:

westwardly on a line parallel with the said southern boundary line, two hundred feet; thence northerly by a right angle the one hundred and seventy five feet; thence easterly two hundred feet; thence southward one hundred of Jefferson, for four weeks successively, the commencement of the next term of said Court, to wit: A true copy from the record. Witness W. S. BOYCE, Clerk of the said Circuit Court, with the seal thereof hereunto affixed at office, this January 21st, 1872.

By C. LEO HORTON, Deput.

|             |              |
|-------------|--------------|
| In No. 1,   | Jan 12, 1872 |
| In No. 2,   | " 19, 1872   |
| In No. 3,   | " 26, 1872   |
| In No. 4,   | Feb 2, 1872  |
| In No. 5,   | Feb 9, 1872  |
| In No. 6,   | Feb 16, 1872 |
| In No. 7,   | Feb 23, 1872 |
| In No. 8,   | Feb 30, 1872 |
| In No. 9,   | Mar 7, 1872  |
| In No. 10,  | Mar 14, 1872 |
| In No. 11,  | Mar 21, 1872 |
| In No. 12,  | Mar 28, 1872 |
| In No. 13,  | Apr 4, 1872  |
| In No. 14,  | Apr 11, 1872 |
| In No. 15,  | Apr 18, 1872 |
| In No. 16,  | Apr 25, 1872 |
| In No. 17,  | May 2, 1872  |
| In No. 18,  | May 9, 1872  |
| In No. 19,  | May 16, 1872 |
| In No. 20,  | May 23, 1872 |
| In No. 21,  | May 30, 1872 |
| In No. 22,  | Jun 6, 1872  |
| In No. 23,  | Jun 13, 1872 |
| In No. 24,  | Jun 20, 1872 |
| In No. 25,  | Jun 27, 1872 |
| In No. 26,  | Jul 4, 1872  |
| In No. 27,  | Jul 11, 1872 |
| In No. 28,  | Jul 18, 1872 |
| In No. 29,  | Jul 25, 1872 |
| In No. 30,  | Aug 1, 1872  |
| In No. 31,  | Aug 8, 1872  |
| In No. 32,  | Aug 15, 1872 |
| In No. 33,  | Aug 22, 1872 |
| In No. 34,  | Aug 29, 1872 |
| In No. 35,  | Sep 5, 1872  |
| In No. 36,  | Sep 12, 1872 |
| In No. 37,  | Sep 19, 1872 |
| In No. 38,  | Sep 26, 1872 |
| In No. 39,  | Oct 3, 1872  |
| In No. 40,  | Oct 10, 1872 |
| In No. 41,  | Oct 17, 1872 |
| In No. 42,  | Oct 24, 1872 |
| In No. 43,  | Oct 31, 1872 |
| In No. 44,  | Nov 7, 1872  |
| In No. 45,  | Nov 14, 1872 |
| In No. 46,  | Nov 21, 1872 |
| In No. 47,  | Nov 28, 1872 |
| In No. 48,  | Dec 5, 1872  |
| In No. 49,  | Dec 12, 1872 |
| In No. 50,  | Dec 19, 1872 |
| In No. 51,  | Dec 26, 1872 |
| In No. 52,  | Jan 2, 1873  |
| In No. 53,  | Jan 9, 1873  |
| In No. 54,  | Jan 16, 1873 |
| In No. 55,  | Jan 23, 1873 |
| In No. 56,  | Jan 30, 1873 |
| In No. 57,  | Feb 6, 1873  |
| In No. 58,  | Feb 13, 1873 |
| In No. 59,  | Feb 20, 1873 |
| In No. 60,  | Feb 27, 1873 |
| In No. 61,  | Mar 6, 1873  |
| In No. 62,  | Mar 13, 1873 |
| In No. 63,  | Mar 20, 1873 |
| In No. 64,  | Mar 27, 1873 |
| In No. 65,  | Apr 3, 1873  |
| In No. 66,  | Apr 10, 1873 |
| In No. 67,  | Apr 17, 1873 |
| In No. 68,  | Apr 24, 1873 |
| In No. 69,  | Apr 30, 1873 |
| In No. 70,  | May 7, 1873  |
| In No. 71,  | May 14, 1873 |
| In No. 72,  | May 21, 1873 |
| In No. 73,  | May 28, 1873 |
| In No. 74,  | Jun 4, 1873  |
| In No. 75,  | Jun 11, 1873 |
| In No. 76,  | Jun 18, 1873 |
| In No. 77,  | Jun 25, 1873 |
| In No. 78,  | Jul 2, 1873  |
| In No. 79,  | Jul 9, 1873  |
| In No. 80,  | Jul 16, 1873 |
| In No. 81,  | Jul 23, 1873 |
| In No. 82,  | Jul 30, 1873 |
| In No. 83,  | Aug 6, 1873  |
| In No. 84,  | Aug 13, 1873 |
| In No. 85,  | Aug 20, 1873 |
| In No. 86,  | Aug 27, 1873 |
| In No. 87,  | Sep 3, 1873  |
| In No. 88,  | Sep 10, 1873 |
| In No. 89,  | Sep 17, 1873 |
| In No. 90,  | Sep 24, 1873 |
| In No. 91,  | Sep 30, 1873 |
| In No. 92,  | Oct 7, 1873  |
| In No. 93,  | Oct 14, 1873 |
| In No. 94,  | Oct 21, 1873 |
| In No. 95,  | Oct 28, 1873 |
| In No. 96,  | Nov 4, 1873  |
| In No. 97,  | Nov 11, 1873 |
| In No. 98,  | Nov 18, 1873 |
| In No. 99,  | Nov 25, 1873 |
| In No. 100, | Dec 2, 1873  |

Sworn to and subscribed before me this 8 day of June 1872

Printer's Fee, 22.50 Received Payment.

affs 22.75

AK

Prohn  
vs  
Unknown heirs Geo Anderson

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Filed May 20 1872

W. S. Boyce cl

Filed Sept 12 1872

W. S. Boyce cl

In the Circuit Court of Jefferson  
County Missouri.

September Term A.D. 1872.

September 13th 1872.

In said court of that day  
among other proceedings therein had the  
following appears of record, viz:

Peter Bruhn Plaintiff

vs.

The Unknown heirs of George Anderson  
Deceased and Jacob Mueller and  
Frederick Luchtemeyer, Defendants.

For Partition  
Order of Sale,

Now at  
this day comes the plaintiff by his attorney  
and said Defendants being three times solemnly  
called come not, though the said Unknown  
heirs of George Anderson deceased were duly  
notified by publication proof of which  
here filed, and the said Jacob Mueller and  
Frederick Luchtemeyer by process, but make  
default, neither of have they answered the  
petition of plaintiff whereby the same remains  
wholly undefended, and this cause being  
submitted to the court, upon the petition  
and evidence adduced by the plaintiff, the  
court doth find the Plaintiff and the Unknown  
heirs of George Anderson Deceased are the owners  
in fee simple of the following described Real

Property situate in Jefferson County State of  
Missouri to wit: Peter Bruhn is entitled to the undivided one half  
and the unknown heirs of George Anderson dec'd to the other undivided one half thereof  
First. The following described lots or par-  
cels of land with all the buildings, improvements  
and fixtures thereon in the town of Himmiswick  
in the County and State aforesaid, a plat of  
which town is duly filed in the Recorders  
office of said County of Jefferson said  
lots and parcels of land being known and  
designated first, as Lots Number one  
and two in Block Number one of said town  
containing together a front of Seventy  
feet on the South side of Mill street by  
a depth Southwardly between parallel lines  
of one hundred and fifty feet with the Mill  
building the fixtures therein and all other  
improvements thereon; also a certain piece  
or parcel of land lying immediately South  
of and adjoining lots Number one and two in  
Block Number one; next above described being  
seventy feet in width and running between the  
Western line of lot Number two and the  
Eastern line of lot Number one aforesaid, ex-  
tended Southward to Rock Creek for depth  
as shown on the plat of said town, being the  
same property which plaintiff and said  
George Anderson now deceased acquired  
of Theodore Kimm and his wife by deed

dated August 20<sup>th</sup> 1864 - and Recorded in the Records office of said Jefferson County in Book "D" pages 596 & 597.

Second - Town Lot Number three in Block Number one in said town of Kimmswick in said County and State as laid down on the plat of said town recorded in the Records office of said County, said Lot fronting North thirty feet on the South line of Mill Street and running back in a Southerly direction one hundred feet, being bounded East by lot Number two and West by lot Number four in said block and town, Also a certain piece or strip of land thirty feet ~~in width~~ wide from East to West and about two hundred feet long more or less from North to South, said strip of land being bounded North thirty feet by said lot Number three, East by part of lot Number two and by other land belonging to Drueh and Anderson South by the North bank of Little Rock Creek, low water mark and West by a line, being an extension in a Southerly direction of the boundary line between lots Number three and four in said block Number one, being the same property acquired by deed of Theodore Kimm and wife to Plaintiff and said George Anderson now deceased, dated June 15<sup>th</sup> 1870 and Recorded in the Records office of said Jefferson County in Book Number 2

page 380 land records.

Thirdly, The following described piece or tract of land, to-wit: A Lot of ground in United States Survey Number 2005 Township Forty-two North Range Six East, Beginning at a point Seven hundred feet Westwardly from the centre of the Iron Mountain Rail Road and twenty five feet North of the Southern boundary line of said Survey and extending Westwardly on a line parallel with the said Southern boundary line two hundred feet - thence Northerly by a right angle line one hundred and seventy five feet, Thence Eastwardly two hundred feet, Thence Southward one hundred and Seventy five feet to the beginning point, being the same property acquired by Plaintiff and said George Anderson now deceased, of John Epes Cowan & wife by deed dated April 4th 1867 and recorded in the Recorder's office of said County in Book X page 440, The court further finds that the Plaintiff and said George Anderson Deceased, during the life time of said George Anderson, executed a deed of trust dated March 4th 1867 and recorded in the Recorder's office of Jefferson County, in Trust Book 1 page 68-70 by which they conveyed to Fred Luchtmeier as trustee of Jacob Müller of said Jefferson County

the Real Property above described under  
"First" trust; Lots 1 and 2, in Block 1 of the  
town of Himmiswick, and the piece lying  
immediately south of said lots, for the pur-  
pose of securing a certain Note and said  
George Anderson in favor of said Jacob  
Müller, bearing even date with said deed  
of trust for the sum of two thousand dollars  
payable two years after date with ten per  
cent interest from date, interest payable  
annually; That said note is still unpaid,  
and said deed of trust not released. It is  
thereupon considered, adjudged and decreed  
by the court that partition and division of  
said Real Estate be made between said parties  
according to their respective rights and inter-  
ests as herein declared by the court. And it  
appearing to the satisfaction of the court that  
partition and division of said Real Estate  
in kind cannot be made without great pre-  
judice to the owners thereof, It is ordered by  
the court that the Sheriff proceed to advertise  
and sell said Real Estate at public auction  
to the highest bidder for ten per cent of the  
purchase money in cash, and the residue  
in twelve months, and for the deferred pay-  
ment take a bond or note from the pur-  
chaser or purchasers thereof with approved

security bearing interest from date at the rate of ten per cent per annum, That said sale take place on some day during the sitting of the Circuit Court, and be governed by the same regulations prescribed by law for sales of Real Estate under execution, Notice thereof being given in the manner provided by law for such sales, And the Sheriff is further ordered that out of the proceeds of said sale of the first above described Real Estate he shall satisfy the note and deed of trust of said Jacob Müller and the balance if any thereof, as well as the proceeds of the sale of the other remaining property, be divided between the plaintiff and the heirs of George Anderson Deceased according to their rights and interests herein set out, and report his proceedings herein to the court at its next term, & this cause continued,

A true copy from the record,  
Witness, W. S. Boyce clerk of  
said Circuit Court with the seal  
thereof hereunto affixed at office  
this 4th day of November A.D. 1872.  
W. S. Boyce Clerk.  
By C. F. Hoine Depy

January Term 1873

Peter Bruhn

vs

The Unknown heirs  
of Geo Anderson Decd  
Et al

For Partition

Order of Sale

## Sheriff's Sale in Partition.

[In the Circuit Court of Jefferson county, Mo.]

**PETER BRUHN**, against the Unknown Heirs of George Anderson, deceased, and Jacob Mueller and Frederick Luchtemeyer, Defendants.

By virtue and authority of an order made by the Circuit Court of the County of Jefferson, State of Missouri, at its September term, A. D., 1872, I will, on the seventeenth day of January next, 1873, at the Court House door, in the town of Hillsboro, between the hours of nine o'clock in the forenoon and five o'clock in the afternoon of that day, offer for sale at public auction to the highest bidder, the following described land or real estate, to-wit:

First, The following described lots or parcels of land with all the buildings, improvements and fixtures thereon, in the town of Kimmswick, in the county and State aforesaid, a plat of which town is duly filed in the Recorder's office of said county of Jefferson, said lots and parcels of land being known and designated, first, as lots number one and two, in block number one of said town, containing together a front of seventy feet on the south side of Mill Street, by a depth southwardly between parallel lines of one hundred and fifty feet, with the mill building, the fixtures therein, and all other improvements thereon. Also a certain piece or parcel of land lying immediately south of, and adjoining lots number one and two in block number one, next above described, being seventy feet in width and running between the western line of lot number two and the eastern line of lot number one aforesaid, extended southward to Rock Creek, for depth as shown on the plat of said town, being the same property which Plaintiff and said George Anderson, now deceased, acquired of Theodore Kimm and his wife, by deed dated August 20th, 1864, and recorded in the Recorder's office of said Jefferson county, in Book "T," pages 596 and 597.

Second, Town lot number three in block number one in said town of Kimmswick, in said county and State as laid down on the plat of said town, recorded in the Recorder's office of said county, said lot fronting north thirty feet on the south line of Mill Street and running back in a southerly direction one hundred feet, being bounded east by lot number two, and west by lot number four, in said block and town. Also a certain piece or strip of land thirty feet wide from east to west, and about two hundred feet long, more or less, from north to south, said strip of land being bounded north thirty feet by said lot number three, east by part of lot number two, and by other land belonging to Bruhn and Anderson, south by the north bank of Little Rock Creek, low water mark, and west by a line being an extension in a southerly direction of the boundary line between lots number three and four in said block number one, being the same property acquired by deed of Theodore Kimm and wife, to Plaintiff and said George Anderson, now deceased, dated June 15th, 1870 and recorded in the Recorder's office of said Jefferson county, in Book number 2, page 380, Land Records.

Thirdly, The following described piece or tract of land, to-wit: A lot of ground in United States Survey No. 2,005, township forty-two, north range six east, beginning at a point seven hundred feet westwardly from the center of the Iron Mountain Rail Road and twenty-five feet north of the southern boundary line of said survey, and extending westwardly on a line parallel with the said southern boundary line two hundred feet; thence northwardly by a right angle line one hundred and seventy-five feet; thence eastwardly two hundred feet; thence southward one hundred and seventy-five feet to the beginning point, being the same property acquired by Plaintiff and said George Anderson, now deceased, of John Spas Cowan and wife, by deed dated April 24th, 1867, and recorded in the Recorder's office of said county, in book "X," page 449.

There being a deed of trust on the property first above described, in favor of Jacob Mueller, securing to him the payment of a note for \$2,000, dated March 4th, 1867, and recorded in Trust Book No. 1, page 68 and 69, in the Recorder's office of said county of Jefferson; it is hereby marked, that, in accordance with said order of sale, this deed of trust will be paid out of the purchase money, for which the property first above described may be sold.

For the purpose of making partition between said parties, for which the purchaser will be required to pay ten per cent. of the purchase money in hand at the time of sale, the balance in twelve months; the purchaser giving his bond, with approved security, bearing interest at the rate of ten per cent. per annum from date, this 3d day of December, 1872.

T. B. MOSS,  
Sheriff.

# STATE OF MISSOURI, County of Jefferson.

Be it Remembered, That on this 17<sup>th</sup> day of January 1873, before the undersigned Clerk of the County Court of Jefferson county, Mo., came R. W. McMULLIN, who, being by me duly sworn, says the annexed advertisement was published in the Jefferson Democrat, a newspaper, printed and published in the County of Jefferson, State of Missouri, of which he is printer, for 4 weeks, the first insertion being on the 6<sup>th</sup> day of Dec, 1872, and the last insertion on the 27 day of

Dec 1872, as follows, to-wit:

Property acquired by deed of Theodore Kim and wife, to Plaintiff and said Charles and wife, the object of trust will be paid out of the purchase money, for which the property first above described may be sold.

For the purpose of making partition between said parties, for which the purchaser will be required to pay ten percent of the purchase money in hand at the time of sale, the balance in twelve months; the purchaser giving his bond, with approved security, bearing interest at the rate of ten per cent. per annum from date, this 31 day of December, 1872.

T. B. MOSS,  
Sheriff.

Subscribed and sworn to before me this 17<sup>th</sup> day of January, 1873.

Sworn to and Subscribed before me this

17<sup>th</sup> day of January, 1873.  
W. R. D. Immelger

|           |     |    |        |
|-----------|-----|----|--------|
| In No. 1, | Dec | 6  | , 1872 |
| In No. 2, | "   | 18 | , 1872 |
| In No. 3, | "   | 20 | , 1872 |
| In No. 4, | "   | 27 | , 1872 |
| In No. 5, | "   |    | , 187  |

*W. R. D. Immelger*

Printer's Fee, \$2.50. All.  
Affidavit, \$....25.  
Order of Publication  
22, 50  
47.75

Received Payment.

*W. R. D. Immelger*

Peter Bruhn  
against  
The heirs of George  
Anderson, decd, and  
Jacob Mueller and  
Frederick Luchtemeyer

In the Jefferson County Circuit Court.

January Term 1873

## REPORT OF SALE.

To the Hon. Circuit Court of Jefferson County, Missouri:

The undersigned Sheriff of Jefferson County would respectfully report that, in obedience to the annexed order of sale, issued from the office of the Clerk of said Court, that, having previously given not less than twenty days notice of the time, terms and place of sale, and what Real Estate was to be sold, and where situate, as the law directs, by advertisement in the *Jefferson Democrat*, a newspaper, published in said County, a copy of which advertisement is herewith filed and makes part of this report, I did, agreeable with said advertisement, at the Court House door, in Hillsboro, on Friday, the Seventeenth day of January, A. D. 1873, between the hours of nine o'clock in

the forenoon and five o'clock in the afternoon of said day, and during the session of the Circuit Court of said County, at the January term thereof, for the year Eighteen Hundred and Seventy

three, expose to sale at public auction, the following described Real Estate, situate in said County,

to-wit: = First the following described lots or parcels of land with all the buildings, improvements and fixtures thereon, in the town of Kimmswick, in the County and State aforesaid, a plat of which town is duly filed in the Recorder's office of said County of Jefferson, said lots and parcels of land being known and designated, first, as lots number one and two, in block number one of said town, containing together a front of seventy feet on the south side of Mill Street by a depth Southwardly between parallel line of one hundred and fifty feet width, the mill building, the fixtures therein, and all other improvements thereon. - Also a certain piece or parcel of land lying immediately south of, and adjoining lot number one and two in block number one, next above described, being seventy feet in width and running between the western line of lot number one and the eastern line of lot number one aforesaid, extended Southward to Rock Creek, for depth as shown on the plat of said town being the same property which Plaintiff and said George Anderson now deceased, acquired of Theodore Kimm and his wife, by deed dated August 20<sup>th</sup> 1864, and recorded in the Recorder's office of said Jefferson County, in Book "T" pages 596 & 597.

Second = Town lot number three in block number one in said town of Kimmswick, in said County and State as laid down on the plat of said town, recorded in the Recorder's office of said County said lot fronting north thirty feet on the south line of Mill Street and running back in a southerly direction one hundred feet, being bounded east by lot number two, and west by lot number four, in said block and town. - Also a certain piece or strip of land thirty feet wide from east to west, and about two hundred feet long, more or less, from north to south said strip of land being bounded north thirty feet by said lot number three, east by part of lot number two, and by other land belonging to Bruhn and Anderson south by the north bank of Little Rock Creek low water mark, and west by a line being an extension in a southerly direction of the boundary line between lots number three and four in said block number one, being the same property acquired by deed of Theodore Kimm and wife to

Plaintiff and said George Anderson, now deceased, dated June 15<sup>th</sup> 1870 and Recorded in the Recorders office of said Jefferson County, in Book number 2 page 380 Land Records.

Thirdly The following described piece or tract of land to wit: - A lot of ground in United States Survey to 2005 Township forty two north range six east, beginning at a point seven hundred feet westwardly from the center of the Iron Mountain Railroad and twenty five feet north of the southern boundary line of said Survey, and extending westwardly on a line parallel with the said southern boundary line two hundred feet thence northwardly by a right angle line one hundred and seventy five feet; thence eastwardly two hundred feet; thence southward one hundred and seventy five feet to the beginning point, being the same property acquired by Plaintiff and said George Anderson now deceased of John Epps Cowan and wife by deed dated April 24<sup>th</sup> 1867 and recorded in the Recorders office of said County, in Book X Page 440 -

and at said sale Peter Bruhn was then and there the highest and last bidder for the first above described tracts or parcels of land at the price and sum of Twenty five hundred and seventy five Dollars. - And for the second above described tracts at the price and sum of Fifty Dollars. And for the tracts above described under thirdly at the price and sum of Eighty five Dollars. - and the several tracts above described were stricken off and sold to said Peter Bruhn at and for those sums. - making in the aggregate Twenty seven hundred and Ten Dollars of which he has to me in hand paid ten per cent and has given bond for the balance as required by the terms of sale. -

And this Report is respectfully submitted  
January 17<sup>th</sup> 1873

E. B. Mop Sheriff

Peter Broun, Plff. } In the Circuit Court  
vs. } of Jefferson County,  
the unknown heirs of } Missouri,  
George Anderson, decd. } January Term 1873.

Now comes Henry F. Ahlers, Atty for plaintiff  
in the above case and moves the Court to al-  
low him for his services in the same an  
Attorney's fee of \$200.

Henry F. Ahlers  
Atty for plff.  
Allord, Jan 18<sup>th</sup> 1873  
J. H. Paul, Judge 26<sup>th</sup> Circuit

Bricker  
vs  
Anderson

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Filed Jan 8 1873  
Wm Boyce  
Clerk

No. 3470

Jefferson Circuit Court.

March Term, 1872

Peter Rubin

vs.

The unknown Heirs of  
Go. Anderson Deceased, et al.

Judgment, - - \$

Date 18

Fee Book No. Page

Judg't Docket, Page

For Partition

Newry D. Ahlvers

Plaintiff's Atty.

ATTORNEYS: Exercise care and return promptly.

C. F. Chamberlin & Co., Printers and Stationers, St. Louis.