



valued, and based upon the assumption that the said property is free of all incumbrances, as we know of no incumbrances, save the dower right of the widow of Daniel C. Hering, and we are informed that she has petitioned your Honorable Court to sell said Real Estate, free of her said dower right. And we are of opinion that it will be for the Interest, and advantage of the said Infants, that the same be sold, and our reasons for this opinion are that - Firstly - the Improvements upon Real Estate are ever subject to decay, and require Constant expenditure to preserve the same in good Condition, a portion of the infants funds must almost yearly be expended - to repair fences, Cover buildings paint Dwellings &c &c without an equivalent return for such out lays. Secondly - Real Estate, put under rent often suffers by careless tenants, who often greatly injure property, and when they leave it, it is in a worse Condition than when they rented it. Thirdly - property - Consisting mostly in buildings is liable to be destroyed by fire, and when not insured may prove a total (or nearly so) loss to the infant. And fourthly should the property be sold, the proceeds it will not only net, a better percentage, if carefully put at legal Interest, than if rented out, but will be much easier preserved, and when the infants successively become of age, each one can, with ease and Convenience draw his respective share, the presumption is that sooner, or later some legal proceeding - would have to be instituted, in order that the respective heirs could draw their proper portion of the Estate, and that full Justice may be done to all, the present is probably the most favorable time. In Witness whereof we hereunto set our hands, and seals this 18<sup>th</sup> day of December 1854.

G. P. Doolin.   
 Jacob Leonty. 

To the Hon W. Nelson - Judge of the Circuit Court, for Frederick County, sitting as a Court of Equity. The undersigned widow of Daniel C. Hering dec'd begs leave to state - That proceedings have been instituted, for the sale of the real Estate of her late husband. she begs leave to state that she desires said property to be sold, free of her dower right & that instead thereof your Honor will award to her such part of the purchase money as in law and right she may be entitled to. Mrs. Ann E. Hering.

Decr 13. 1854 Test John Hering of C.

Ordered by the Court, that the Real Estate, in the petition mentioned be sold, free of the widows dower.

John Hering of C. } N. 2593 Equity. In the Circuit Court, for Frederick County, Oct. Term 1854. This cause standing ready for hearing, and being submitted, the proceedings were read & considered, and it appearing to the Court from the return of the Commissioners - that it will be for the Interest, and advantage of the Infants - that the Real estate, in the proceedings mentioned - should be sold. It is this 20<sup>th</sup> day of December, eighteen hundred & fifty four, adjudged, Ordered, and Decreed, That the Real Estate, in the proceedings mentioned be sold, free of the widows dower - That John Hering of C, be, and he is hereby appointed Trustee to make such sale, and that the course and manner of his proceeding, shall be as follows He shall first file, with the Clerk of this Court - a Bond to the State of Maryland, executed by himself & a surety, or sureties, to be approved by this Court, in the penalty of Five thousand Dollars, Conditioned for the faithful performance of the trust, reposed in him by this Decree - or which may be reposed in him by this Decree any future, or Decree -