time of his death and left a widow named Mary who now resides in Frederick County, Maryland,
To the 5th That said Daniel Sheffer left the following Children named Sarah E. married to John W. Hoogle, Mary E. married to William H. Powlus, Susan A. married to Luther A. T. Mirico, Martha J. married to Matthias Shalt, all adults above the age of twenty one years, and Maurice E. Geo P. and Laura F. Sheffer, all infants under the age of twenty one years and that they all reside in Frederick County Md.
To the 6th That he knows the real Estate of which the said Daniel Sheffer died seized and possessed that it is the same as is described in the Exhibits now shown him & filed in this Case as Exhibits No. 1. 2. 3 and 4 - that said lands are worth twenty five thousand dollars,
To the 7th That said real Estate is not susceptible of an advantageous division among the parties interested therein.
To the 8th That it would be to the advantage of all the parties interested that the same should be sold and proceeds thereof be distributed amongst the parties entitled.

At the same time the Complainants filed with the Commissioner as Evidence, Exhibits No. 1, 2, 3 and 4, which are herewith returned. There being no other witnesses present to be Examined and the Complainants desiring and requiring no further time for the production of their Evidence, the Commissioner closed the said Commission and herewith returns the same under his hand and seal on this 19th day of November, Eighteen hundred and fifty four.

Wm. P. Nelson Comr. (Seal)

Endorsed - The Execution of the within Commission appears by certain Schedules thereto annexed.

Wm. P. Nelson Comr. (Seal)

Decree

Mary Sheffer, Mother and next friend of G. P. Sheffer et al
"
Wm. H. Powlus and others

No 3176.
In the Circuit Court for Frederick County sitting as a Court of Equity.
October Term 1864.

This Case having been submitted to the Court upon the bill, Exhibits, answers testimony and other proceedings which were read and duly considered,

It is thereupon this 20 day of December 1864, by the Madison Nelson Judge of the Circuit Court in and for Frederick County sitting as a Court of Equity and by the authority of the said Court adjudged, ordered and decreed that the real Estate mentioned and Specified in the bill, Exhibits and other proceedings in this case be sold as therein prayed and that Mary Sheffer be and she is hereby appointed Trustee to make such sale and that the time and manner of her proceedings shall be as follows. She shall first file with the Clerk of this Court a bond to be executed by herself with security to be approved by the Court or the Clerk thereof, payable to the State of Maryland, in the penal sum of fifty thousand dollars and conditioned for the faithful discharge of the trust reposed in her by this decree or which may be reposed in her by any future order or decree in the premises. She shall then make sale of said real Estate at public sale, having first given at least three weeks public notice of the time, place, manner and terms of sale, by advertisement in some newspaper printed in Frederick County and such other notice as she may deem proper, which terms of sale shall be as follows. One third of the purchase money shall be paid on the day of sale or the ratification thereof and the balance in equal payments of one and two years from day of sale to be secured by the bonds of the purchasers bearing interest from the day of sale, with surety to be approved by the Trustee and on the payment of the whole of the purchase money and not before, the Trustee shall by a good and sufficient deed of Conveyance