pursuant to said notice, attend on the premises on the 19th day of February 1870, and offer the said real estate at Public Sale, and sold the same to Geo. W. Clay, he being the highest and best bidder for the same, at and for the sum of Eight hundred and Seventy five dollars, and the said Geo W. Clay is willing to comply with the terms of Sale, which were, One half Cash, and the balance in one year, upon the ratification of said sale, by your Hon. Court. ~

Your Petitioner would further state that he sold the said real estate subject to a Mortgage of Wm O. Sellman upon said real estate to secure the payment of the sum of One thousand dollars, and which amount is not yet due, and which is permitted to remain as a lien upon said real estate ~ In Consideration of the premises, May it please your Honors, to ratify and Confirm the said sale of your Petitioner as Trustee, and refer the Case to the Auditor to distribute the proceeds of sale in accordance with the terms provisions and restrictions of said deed of trust, after giving the usual notice to Creditors to prove and file their Claims. ~ And your Petitioner will ever pray &c. ~

Joseph Wood

Exhibit

State of Maryland, Frederick County Sct:

On this 28th day of February 1870, before me a Justice of the Peace in and for the County and State aforesaid, personally appeared Jos Wood, Trustee, and made Oath in due form of law, that the matters and things stated in the foregoing report and petition, are true as therein stated, and that the sale therein reported was fairly made. ~

W. R. Johnson J. P.

Exhibit No. 1. to Report of Sales

U. S. R. Stamp $4.00

This Deed, made this Nineteenth day of January in the year Eighteen hundred and Seventy, by Joseph Runkles of Frederick County in the State of Maryland, Witnesseth, whereas, the said Joseph Runkles, is indebted unto Sundry persons in several sums of money, and being unable to pay the whole of such debts, has agreed to grant, assign and transfer unto Joseph Wood, of the County and State aforesaid, in Trust for the benefit of his Creditors, all his real estate, situate lying and being in the County and State aforesaid, containing One hundred and Fifty seven acres of land more or less, and being the land, that he purchased from William O. Sellman, for which he obtained a deed of conveyance, duly executed, acknowledged and recorded, among the Land Records of the County aforesaid, reference thereto being had, will more fully appear, To have and hold and take the same upon Trust, that as soon as conveniently may be, to make Public Sale of the said real estate, for the best price that can be reasonably had for the same, and to collect the money or proceeds arising from such sale; said sale to be for Cash or on credit as the said Joseph Wood may think best, after giving at least three weeks Public Notice of the time, place, manner and terms of sale, in one or more Newspapers published in Frederick County, at least once a week for three successive weeks, prior to the day of Sale, and by hand-bills posted in the neighborhood, and from the money or proceeds arising from such sale, In the first place, to pay all costs expenses and charges of these presents, and all other costs and charges which may be incurred in the execution of the Trust hereby created, and such Commission as is usually allowed in Chancery Cases, In the next place, to the payment of One hundred and ten dollars to the said Joseph Wood, as a preferred Claim; In the next place to the payment of all executions levied; All Mortgages, Bills of Sale, and liens according to their several Equitable and