amount of $10.000.00. That said Mortgage is now over due, together with the interest thereon from March 15th, 1925. That this Respondent reserves all rights, remedies, powers and authorities, accorded by said Mortgage and the laws of Maryland; and this answer shall not be treated in any wise as a waiver of any such rights.

George A. Pearre Jr.
Trustee in No. 9911 Equity.

(Filed February 18, 1926)

DECREE.

The International Harvester Company of America, a body corporate of the State of Wisconsin Vs. Frances M. Collins, Executrix of the last will and testament of Charles A. Collins, deceased, Frances M. Collins individually, et al.	No. 11,262 EQUITY. March Term, 1926. In the Circuit Court for Frederick County, Sitting as a Court of Equity.

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The above cause standing ready for a hearing, and being submitted, the bill, answers, exhibits, testimony and all other proceedings were by the Court read and considered, and the Court being satisfied from the evidence that the personal estate left by the decedent, Charles A. Collins, was and is insufficient to pay his debts and funeral expenses; and the Court being further satisfied from the evidence that the contract of sale made by Mrs Frances M. Collins, devisee of her husband, Charles A. Collins, deceased, with Mrs. Catherine C. Notnagle of Frederick County, for the sale of the property described in Exhibit C filed with the Bill of Complaint, forthe sum of $20,000. is at a fair and adequate price and should be ratified and confirmed; and all the parties in interest being sui juris and parties thereto, having assented to the ratification of said sale, It is thereupon this 20th day of April, in the year 1926, by the Circuit Court for Frederick County, sitting as a Court of Equity, and by authority thereof, adjudged, ordered and decreed that the contract of sale above mentioned, entered into by and between Mrs. Frances M. Collins, devisee and executrix of the last will and testament of her husband, Charles A. Collins, deceased, and Mrs. Catherine C. Notnagle, of Frederick County, a copy of which contract is filed with the bill of complaint in this case and marked Exhibit E, be and the same is hereby ratified and confirmed.

It is further ordered and decreed by the Court that Leo Weinberg, Arthur D. Willard and William M. Storm, Esquired, of Frederick County, be and they are hereby appointed trustees to convey said property known and described as the Bonnsbel property in the bill of complaint and in the contract of sale above mentioned, to the purchaser thereof, Catherine C. Notnagle, at and for the sum of $20,000, and they are hereby authorized and directed upon the payment of the whole purchase money, and not before, to grant and convey, together with Mrs. Frances M. Collins, the said property known as the Bonnabel property and described in the contract of sale aforesaid, to the purchaser thereof by good and sufficient deed to be executed and acknowledged by them agreeably to law, free clear and discharged of all claim of the parties to this cause, and of all persons claiming, by from or under them first executing a bond to the State of Maryland as such trustees with a surety or sureties to be approved by the Court or Clerk thereof, in the penalty of $25,000 conditioned for the faithful performance of the trust reposed in them by this decree or which may be reposed in them by any future decree or order in the premises; and the Court being further satisfied from the evidence in the case that the proceeds of the sale of the Bonnabel property above mentioned, together with the personal property left by said descedent, will not suffice to pay all the debts due by said decedent, Charles A. Collins, it is further adjudged, ordered and decreed by the authority aforesaid that the above named Leo Weinberg, Arthur D. Willard and William M. Storm be and they are hereby appointed trustees to make sale of the other piece of real estate mentioned and described in Exhibit D to the bill of complaint filed in this case, less the part of the land mentioned and described therein which was sold and conveyed by Charles