

204 sum of \$100.00 with interest and accrued costs; Olive W. Sponseller, dated October 27th, 1931 for the sum of \$107.00 with interest and accrued costs; Olive W. Sponseller, dated October 27th, 1931 for the sum of \$300.00 with interest and accrued costs and Clarence A. Bussard, trading as the Farmers Supply Company, dated October 29th, 1931 for the sum of 134.00 with interest and accrued costs.

THIRD. That your petitioner has secured from each of the above judgment lien creditors, holding said liens against said real estate, their consent to the sale of said property by your petitioner, each consent, however, conditioned upon the reservation of their respective rights to and priority upon the proceeds of the sale of the real estate covered by their respective liens, and there is filed herewith, said consents, as a part hereof.

WHEREFORE your petitioner prays your Honorable Court to pass an Order authorizing and directing the sale of said real estate by your Trustee, after due advertisement at public sale, and out of the proceeds of said sale to pay the sum or sums of said consenting creditors, in order of their priority, together with all interest and accrued costs, after making proper provision for taxes and the necessary expenses of this trust, including the usual commissions to said Trustee and reasonable counsel fees, and for such other and further relief as the nature of her case may require.

And as in duty bound etc.,

Elsie M. Smith TRUSTEE.

Reno S. Harp, Sol.

The foregoing Petition having by the Court been read and considered: It is thereupon this 29 day of March, 1932, by the Circuit Court for Frederick County, sitting as a Court of Equity, and by the authority thereof, adjudged, ordered and decreed that the house and lot and premises mentioned in these proceedings be offered at public sale, to the highest bidder, by the Trustee in this cause, and that the course and manner of her proceeding shall be as follows: she shall first give at least three weeks previous notice of said sale inserted in some newspaper printed in Frederick County, once a week for three successive weeks, and such other notice as she may think proper, of the time, place, manner and terms of sale; which terms shall be as follows; a deposit of \$500.00 to be paid cash at the time of sale, the balance of the purchase price to be paid upon the ratification of the sale by the Court; and as soon as may be convenient after such sale, the Trustee shall return to this Court a full and particular account of the same, with an affidavit of the truth thereof and of the fairness of such sale annexed, and on the ratification of such sale by the Court, and on the payment of the whole purchase money and not before, the said Trustee, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers of said property and to his, her or their assigns or heirs the property to him, her or them sold, clear and discharged of all claims of all the parties to this cause, and of any person or persons claiming by from or under them; and the said Trustee shall bring into this Court the money arising from such sale to be disposed of under the direction of this Court, paying out of the proceeds of said sale the respective liens of the consenting judgment creditors, with all interest and accrued costs, in order of their priority, and all other proper claims, after deducting therefrom the costs of this proceeding and such commissions to the said Trustee as the Court shall think proper, to be allowed on consideration of the skill, attention and fidelity wherewith she shall appear to have discharged her trust, with proper provision for taxes and necessary expenses of this trust in regard to said sale.

Arthur D. Willard

(Filed March 29, 1932)