performance now because the day is passed. At the argument it was suggested that the date be changed to April 1, 1928. I will not immediately ratify the sale because I think the conditions upon which ratification should be had are not yet complied with, that is, as to the release of the mortgage of Mrs. Emily S. Macklin, and the riddance from the Docket of the judgment of $1190.00 held by the Maryland Motor Machine Company, and I think it would be better for the purchasers' sake that before ratification is finally made there should be a description of the lots by some more certain and definite manner than is contained in the descriptions found in the papers in this case. Just to refer to the notice of a plat, which plat on its face shows no definite, certain, fixed place of beginning, leaves the exact location of the lots in question rather vague and uncertain. I think this could be cured either by establishing a permanent monument at the beginning place of the plat at some street corner or lot corner so that persons desiring to find the outlines of their lots hereafter may do so by using that established marker or monument as a starting point. For these reasons I will not ratify the sale at once, but leave the matter for the action of the Court when these requirements have been complied with. When they are complied with the exceptions will be overruled and the sale finally ratified, provided the Court is willing to accept the contract of sale as proposed at the hearing to be amended, thus to make the date of the delivery of the deed April 1, 1928, instead of October 1, 1927. At the hearing both of the purchasers were present in the Chamber and verbally agreed to have the date for the payment of the money and the delivery of the deed changed from October 1, 1927 to April 1, 1928.

Glenn H. Worthington

Filed December 2, 1927.

PETITION FOR ALLOWANCES TO TRUSTEE,
MODIFICATION OF PURCHASE PRICE,
RATIFICATION OF SALE AND AFFIDAVIT
AND COURT'S ORDER.

Alban M. Wood, Trustee of	)	No. 11,261 Equity.
Page Webber, (sometimes known as	)	In the Circuit Court for
Franklin Page Webber) and	)	Frederick County,
Nellie M. Webber, his wife	)	In Equity.
on	)	
Petition.	)	

TO THE HONORABLE, THE JUDGES OF THE CIRCUIT COURT:

Your Petitioner, Alban M. Wood, Trustee in the above entitled cause, respectfully shows unto Your Honors:

FIRST: That on October 18, 1927, your Petitioner, as Trustee in the above entitled cause, made a Report of Sales of certain real estate unto Golden W. Corrick and Mattie Corrick, his wife, for a purchase price of Thirty-four Hundred ($3400.00) Dollars, upon which the usual Order Nisi was issued, and that on November 7, 1927, the purchasers of the property, Golden W. Corrick and Mattie Corrick, his wife, filed exceptions to the ratification of the sale, assigning several grounds for said exceptions, as follows:

(1). That before the first deed of trust was executed there existed, unreleased