

(2) That by the terms of the Will of Alexander Ramsburg, late of Frederick County, deceased, a certified copy of which said Will is filed in these proceedings, the property hereinbefore mentioned and described was conveyed unto the Central Trust Company of Maryland in trust for the use and benefit of Luther Ramsburg (son of said testator) and his wife in order that they might occupy said property free of rent for and during the term of their natural lives and during the life of the survivor of them and after the death of said Luther Ramsburg and his wife, the said Will provided that said property be conveyed unto the heirs-at-law of the said Luther Ramsburg if found by the said Central Trust Company of Maryland practicable so to do, otherwise said property should be sold at public sale by the Trustee and the proceeds equally divided among the heirs-at-law of the said Luther Ramsburg, per stirpes, all of which will more fully appear by reference to said Will filed as Exhibit "A" with the petition in the above entitled cause.

(3) That the said Luther Ramsburg departed this life several years ago and that his widow, Clara Ramsburg, who survived him is now 84 years of age and almost totally blind; that the said Clara Ramsburg, widow as aforesaid, by reason of her advanced age and infirmity is no longer able to occupy said property but lives with her daughter, Violet Ramsburg, in Florida; and that the heirs-at-law of the said Luther Ramsburg as now determined, are Marion E. Ramsburg, a son who resides in Frederick County, Maryland, Geoffrey Ramsburg, a son and Violet Ramsburg, a daughter both of whom reside in the State of Florida and all three of whom are adults of mature age.

(4) That the property hereinbefore mentioned and described is now rented at Fifteen Dollars (\$15.00) per month; that because of present OPA regulations said rent cannot be raised and that the income from said property is inadequate to properly provided for the maintenance and support of the said Clara Ramsburg; that because of the small rental received from the property and the need for income to the life tenant Clara Ramsburg, necessary painting and repairs on said property are not being made and that under present conditions the property is deteriorating from a physical standpoint.

(5) That said property was originally purchased by the Central Trust Company of Maryland, Trustee, from Marion E. Ramsburg and Sara J. Ramsburg, his wife, at and for the sum of Three Thousand Fifty Dollars (\$3050.00) but that because of the present shortage of housing facilities said property would in all probability sell at the present time for a substantially higher figure and that your petitioner is advised, believes and so charges that it would be to the benefit and advantage of the Trust Estate to sell said property at the present time at public sale as provided by the Will of Alexander Ramsburg, deceased, hereinbefore referred to.

(6) That your petitioner is advised that Clara Ramsburg, surviving widow of Luther Ramsburg, deceased, and Marion E. Ramsburg, Geoffrey Ramsburg, and Violet Ramsburg, heirs-at-law of the said Luther Ramsburg, deceased, are in accord with the plan providing for the sale of said property at the present time and will join with the Substituted Trustee in petitioning your Honorable Court for the sale of said property and reinvestment of the proceeds therefrom under the direction and supervision of your Honorable Court.

WHEREFORE your petitioner prays that he may be authorized and directed to sell the property hereinbefore mentioned and described at public sale and to bring into the Court the proceeds derived from said sale for disposition subject to the further order of your Honorable Court.

And as in duty bound,

Charles McC. Mathias
Substituted Trustee

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 28th day of August in the year Nineteen Hundred and Forty-six, before me, the subscriber, Clerk of Circuit Court, for Frederick County, personally appear-