

DECREE

..... *Estate M. Warren Felty* .....

NO. *16,319* EQUITY.

.....  
..... <sup>VS.</sup> *William S. M. Calverly* .....  
*et al.* .....

In the Circuit Court for Frederick County,  
Sitting as a Court of Equity.

Term, 194

The above cause standing ready for a hearing, and being submitted, the Bill, Answer, Exhibits.....  
.....and all other proceedings were by the Court read and considered

It is thereupon, this *20<sup>th</sup>* day of *January*.....in the year nineteen hundred and forty.....*eight*  
by the Circuit Court for Frederick County, as a Court of Equity, and by the authority of said Court, ad-  
judged, ordered and decreed, that the land and premises mentioned in these proceedings be sold.....

and that..... *Edwin F. Niekirk and Holden S. Felton*.....

.....  
..... of Frederick County, be, and..... *them* hereby appointed Trustees to make the said sales, and that  
the course and manner of..... *their*..... proceedings shall be as follows:..... *They* shall first file in the  
Clerk's office of this Court, a BOND to the State of Maryland, executed by..... *them*..... with surety, or  
sureties, to be approved by the Court, or the Clerk, thereof, in the penalty of..... *\$9,000.00*.....  
Dollars if corporate surety is given and..... *\$18,000.00*..... Dollars if personal surety is given, condi-  
tioned for the faithful performance of the trust reposed in..... *them*..... by this decree, or which may  
be reposed in..... *them*..... by any future order, or decree in the premises..... *They* shall then  
proceed to make sale of the said Real Estate, having first given at least three weeks previous notice, in-  
serted in some newspaper printed in Frederick County, and such other notice as..... *they* may think prop-  
er of the time, place, manner and terms of sale; which terms shall be as follows: One..... *third* of the pur-  
chase money to be paid in cash on the day of sale, or on the ratification thereof by the Court, the resi-  
due in..... *Six months*..... the purchaser or purchasers giving his,  
her, or their notes, with approved security and bearing interest from the day of sale, or all cash at  
the option of the purchaser or purchasers,..... *and*.....

as soon as may be convenient after any such sale or sales, the said Trustee **S** shall return to this  
Court a full and particular account of the same, with an affidavit of the truth thereof, and of the fair-  
ness of such sale or sales annexed, and on the ratification of such sale or sales by the Court, and on  
payment of the whole purchase money, and not before, the said Trustee **S**, by a good and sufficient  
deed to be executed and acknowledged agreeably to law, shall convey to the purchaser or purchasers  
of the said property, and to his, her or their heirs, the property to him, her or them sold, free, clear,  
and discharged of all claim of the parties to this cause, and of any person or persons claiming by,  
from, or under them; and the said Trustee **S** shall bring into this Court the money arising on such  
sale or sales, and the bonds or notes which may be taken, for the same, to be disposed of under the  
direction of this Court, after deducting therefrom the costs of this suit, and such commission to the  
said Trustee **S** as the Court shall think proper to allow, on consideration of the skill, attention and  
fidelity wherewith..... *they*..... shall appear to have discharged..... *their*..... trust.

..... *Patrick M. Calverly* .....