

she has been required to expend her personal funds in this connection; that in order to avoid further depreciation of value and loss to all parties in interest your Petitioners aver that it would be to the benefit and advantage of all parties concerned that the real estate mentioned in these proceedings be sold and that the proposed sale, as herein reported in paragraph 7, be adopted, ratified and confirmed, and that the proceeds thereof be invested so as to inure in like manner to the benefit of the parties entitled under the provisions of the Last Will and Testament of Charles A. Warner, deceased.

10. That the proposed sale of the real estate hereinbefore set forth was negotiated by Charles S. Gardner, Jr., Esq., of Blue Ridge Summit, Pennsylvania, a duly licensed real estate broker, and if said sale is consummated the said broker will be entitled to a five per cent commission based on the total proceeds of sale.

WHEREFORE, your Petitioners pray for the following relief:

(1) That your Honorable Court will assume jurisdiction in the premises and pass an Order appointing some suitable person as guardian ad litem to appear for and answer this petition on behalf of any person or persons not in being who may be affected thereby.

(2) That your Honorable Court may decree a sale of said real estate set forth in these proceedings in accordance with the terms and provisions of the Contract of Sale filed herein as Exhibit "No. 5", and that a Trustee or Trustees may be appointed to convey said real estate to the purchasers thereof, and upon the payment of the purchase money therefor, to bring said purchase money into your Honorable Court for distribution and investment under the supervision and direction thereof in order that the same may inure