

in a life tenant with remainder over, vested or contingent, or is vested in the holder of a defeasible estate, but without a power of sale in such life tenant or such holder of a defeasible estate, any court having chancery jurisdiction in the city or county where the land is situated, out of which said rent is payable, may upon the *ex parte* petition of such trustee or life tenant or holder of a defeasible estate, or upon the petition of the owner of the leasehold or sub-leasehold who is entitled to redeem and after notice by service of process upon such trustee or life tenant, or holder of a defeasible estate, or after notice by publication of such trustee or life tenant or holder of a defeasible estate be a non-resident, order the conveyance of the reversion or sub-reversion and rent or sub-rent, in such land by such trustee or life tenant, or holder of a defeasible estate to the owner of the leasehold or sub-leasehold interests therein upon the payment of the sum of money for which the said rent or sub-rent may be redeemable, together with a due proportion of the accruing rent to the date of such payment. Any deed delivered by such trustee or life tenant or holder of a defeasible estate in pursuance of such order of court and duly recorded shall vest in the owner of the leasehold or sub-leasehold estate, his heirs, executors, administrators and assigns, all right, title, interest and estate of such trustee or life tenant or holder of the defeasible estate, and of all other persons who are or may be entitled to any right, title, interest or estate in and to such reversion or sub-reversion, rent or sub-rent either at law or in equity, and whether such other persons so entitled may have vested or contingent interests therein, or whether such persons or any of them are, or are not, in being at the date of such redemption. Any petition filed under this section by or against a trustee or life tenant or holder of a defeasible estate will be sufficient in law and equity if the trustee or life tenant or holder of the defeasible estate be a party thereto, and it shall not be necessary for any *cestui que trustent*, remaindermen or other persons beneficially interested in the subject matter of the petition to be a party to such petition, they being represented by the trustee or life tenant or holder of the defeasible estate for the purpose of the proceedings. Every petition shall set forth the location and description of the land, the date and place of record of the lease or sub-lease by which such

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When sufficient in law and equity.