

CHAP. 189. said real estate is so inconsiderable, that the heirs are desirous that the same should be disposed of without the expense of a chancery proceeding for that purpose, the said heirs having but a very small amount of property in addition to the said real estate—Therefore,

Trustee appointed.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That Arthur Bell, of the said county, be and he is hereby appointed trustee to sell the said real estate, and before he shall proceed to act as such, he shall file a bond with the clerk of Dorchester county court, with a security or securities, to be approved by the honorable Brice J. Goldsborough, one of the associate judges of the fourth judicial district of Maryland, in such penalty, as the said Honorable Brice J. Goldsborough shall deem to be sufficient, conditioned for the faithful performance of his trust.

Terms of sale.

SEC. 2. *Be it further enacted,* That the terms of the sale shall be, one-third cash on the day of sale, one-third in six months, and one-third in twelve months, the purchaser or purchasers giving bond and security to be approved by the trustee, the trustee giving at least three weeks notice of the said sale by an advertisement published in the Cambridge Chronicle.

Give three weeks notice

Trustee to file a report, to clerk of county court.

SEC. 3. *Be it further enacted,* That the trustee shall within three months after the said sale, file a report thereof with the clerk of Dorchester county court, which report shall be duly recorded by the said clerk, and the said trustee shall when the entire amount of the purchase money is paid, pay over to the said John G. Steele and wife, and to the other heirs and representatives of the said Daniel James, who shall then be twenty-one years of age, and to the guardian or guardians of those who are under the age of twenty-one years, their respective proportions of the said purchase money.

Widow to file her consent to said sale.

SEC. 4. *Be it further enacted,* That the said Maria B. James, widow as aforesaid, by filing her consent to the said sale, with the clerk of Dorchester county court, which shall also be recorded, shall be entitled to receive such portion of the purchase money as is allowed in similar cases in the court of chancery of this State, considering her age, health, &c.

Repealed.

SEC. 5. *Be it further enacted,* That all acts or parts of acts inconsistent with this act, be and the same are hereby repealed.