Cooks Town July th 23 - 1827

Sir) after our best Respects to you We inform you that we received your letter dated July th 5 likewise the letter with the Deeds inclosed, We did not receive the Money for the property we Sold of yours as we expected to do when we last Wrote to you the young man we Sold to (that is the tenant Sir) William Cook met with some Difficulties, at the time he purchased the property he had the money, but in terms of Sale we gave to the first of April to pay the Money at that time we was to Deliver the Deeds, he thought to make something with his money and bought A boat and load and went Down the River to the falls of Ohio A trading and promised us to be back against the first of April were he had bad luck in Selling his load on Sunk Money on his load and did not Return to about the first of June previous to his going Down the River he had been too grate With A young Woman So She fell fowl of him first and made him pay Seventy five Dollars to her, So we began to think we would be baffeled in the Sale of the property though he still said he would pay us in A few days that he had A new Keal boat lying at Pittsburg for Sale and expected every day to Receive the money for it and another Debt Due him from A man that was Down the River & expected home Daily

Mr Edwarthy Birnie
Frederick Town
Maryland

FREDNMD
AUG 1

Cooks Town 23rd July 1827
Mr Edward Birnie
Frederick Town

24th July 1827

Dear Father

Yrs of the 20th came duly to hand. In relation to the Chancery petition I do not desire that you would withdraw it if you think your interest or convenience either would be invaded, but if it goes on I would not like the responsibility of the argument to depend on me. As relates to your making a dividend every 3 months, should you succeed on the petition the time will not be altered & perhaps the difficulty increased inasmuch as every three months it would be necessary (if the court would not alter the time) to divide among all the creditors who would be admitted under the decree. Who they are & where they reside I suppose you scarcely know. So that yr withdrawal

Mr C Birnie
near
Sandy Spring

Fredk Town 24th July 1827
C. Birnie Esqr