and the presumption is that he purchased the property with reference to them. This being so, how can he ask the Court to set aside the sale made and reported to him in this cause, especially under the circumstances and case disclosed.

From subsequent events, it is very likely that Fox, when he bought the property for the sum of five thousand dollars, did not expect to have to pay more.

But in my opinion he is relieved of that necessity, only by the generous action of the trustees in paying off said lien holders, and causing them all to come in this cause, and submit as parties to this suit and proceedings, and to share in the distribution of the trust estate according to the terms and provisions of the deed.

I think Mr. Fox has certainly no ground to complain of the action of the trustees in respect to their dealings with him.

The authorities cited by counsel of exceptant are not applicable to this case as presented; nor are they in conflict with the views or of the cases relied on in this opinion.

The 2nd, 3rd and 4th reasons assigned for the rejection of the sale, being all of them unsupported by any proof, it becomes unnecessary for me to consider them seriously as bearing upon the question of ratification or rejection of a trustee's sale.

I am clear that none of the exceptions filed to the ratification of the sale made and reported in this cause by the trustee to Moses Fox, ought to be sustained, and I will sign an order to that effect, overruling all such

objections, and each of them, and ratifying the sale.

Jas. A. C. Bond,
Judge of the Circuit Court

Order of Court.

(Filed Sept. 15, 1889.)

Ex parte in the Matter of the Trust Estate of Franklin P. Goodwin and Josephine B. Goodwin, his Wife; Charles B. Roberts, and Charles E. Fink, Trustees.	No. 2811 Equity. In the Circuit Court for Carroll County.

Ordered, this 15th day of September, in the year eighteen hundred and ninety, that the exceptions of Moses Fox to the ratification of the sale of the real estate made and reported to him by the trustees in this cause, be and the same are hereby overruled, and that said sale be finally ratified and confirmed; and the cause is referred to the Auditor of this Court to state an account, as directed by a previous order of this Court.

Jas. A. C. Bond,
Judge of the Circuit Court

Prayer for Appeal.

(Filed Nov. 12th, 1890.)

Ex parte in the Matter of the Trust Estate of Franklin P. Goodwin, and Josephine P. Goodwin his Wife; Charles B. Roberts, and Charles E. Fink, Trustees.	In the Circuit Court for Carroll County. No. 2811 Equity.