

ed practically from conveying or alienating their said real estate, divided as aforesaid, in consequence of their being rendered thereby unmarketable. That all the parties interested in said lot or piece of ground and premises, whether as heirs, administrators and Trustee, devisees or Executors with power to sell and convey real estate of

heirs deceased were of full age and parties to the Petition. That all of the Petitioners were firmly of opinion that under the circumstances a better price can be obtained and is already offered, at private sale than could be obtained from a public sale of said premises, to wit, the sum of Forty seven thousand dollars, which sum is offered for the same by John Rice of the City of Philadelphia. That the Petitioners had the said premises viewed by skilful real estate men, familiar with the value of property in the vicinity of said premises, to wit; Joseph W. Flickwin, Surveyor of the Franklin Fire Insurance Company, James Hutchinson, House Carpenter, and D. Henry Flickwin, House Carpenter, all of the City of Philadelphia, whose affidavits are annexed to said Petition, and who are firmly of opinion that the said price is the full cash value of the said premises and in all probability a larger price than the said premises would bring if exposed to public sale. And praying the Court to make a decree authorizing and directing the said "The Girard Life Insurance, Annuity and Trust Company of Philadelphia" Administrator and Trustee as aforesaid to join with the remaining parties of the Petitioners, all of whom are under no legal disability to convey, in the private sale and conveyance in fee simple of the lot or piece of ground with the mesuages or tenements thereon erected above described to said John Rice of the City of Philadelphia for the price or sum of Forty seven thousand dollars, the proportionate one sixth part of the said sum to be held by the said Administrator and Trustee of the Estate of Allen Ruthersford, deceased, upon the same Trusts as are provided in his said last Will and Testament under the order of said Court. The said Petitioners further showed that the said John Ruthersford, Senior, John Ruthersford, Junior, Allen Ruthersford and Thomas G. Ruthersford all died within five years last past, whereby their real estates were subject to the lien of their general debts, and they prayed that the title that should be made to the purchaser aforesaid should be clear and discharged of said liens of decedents' debts, and that John Rice the said purchaser should take a clear and indefeasible estate in fee simple to said premises freed and discharged from the liens of the debts of each and all of the above named decedents, according to the provision of the several Acts of Assembly in such case made and provided. Where-

