

Daily Legal News a newspaper printed and published in the City of Tulsa, Tulsa Tulsa County, Oklahoma, for two weeks next before said sale and in which posted and published notices the land to be sold was particularly described with common certainty; and that proof of the posting and publication of said notices has been duly filed in this court, verified as required by law, was examined and approved by the court, and found in all things regular, according to law and in conformity with the orders heretofore made.

The Court further finds that at the time and place mentioned in said posted and printed notices for conducting the sale of said land, to-wit: On the 12th day of September, 1922, at the hour of 10:00 A.M. and at the West Front door of the County Court House, in Tulsa, Oklahoma said guardian, as provided in said order did then and there proceed to offer for sale and sell that portion of the real estate belonging to said minor above described, at public auction to the highest and best bidder, for cash in hand on confirmation, by the County Court; that ^{thru upon} ~~the reason~~ J.S. Avery of Tulsa, Oklahoma, became the purchaser of said land above described, at the sum of \$1,320.00 he being the highest and best bidder for same and said sum being the highest and best bid offered therefor, and that same was knocked down to him and declared sold by said Guardian to him at that price; that said was regularly made and fairly conducted and was in all things in conformity to law and the orders of this court; that the notices of sale were printed and posted as required by law and that the bid of J.S. Avery was not disproportionate to the value of said land, that said land was duly appraised before said sale and the return made by the appraisers appointed for that purpose.

The court further finds that on September, 20th 1922, in open court before said sale was confirmed to J.S. Avery that one John Brown of Tulsa, Oklahoma Tulsa Oklahoma appeared in open court and increased the bid of J.S. Avery for said land from \$1,320.00 to \$2,200.00 and thereupon deposited his check with the Court Clerk for \$220.00 being 10% of said purchase to apply on the purchase price in the event of confirmation.

The court thereupon finds that his bid was the highest and best bid offered for said land and that it is to the best interest of said minor's estate to accept such bid and confirm the same to John Brown.

The court further finds that the said guardian has already given an additional bond as required by law under the orders of this court in the sum of One Thousand (\$1,000.00) dollars with good and approved sureties thereon, which bond has heretofore been examined and approved by the court, that said guardian has in all things proceeded with and conducted said sale as required by law in such cases and as well as by the orders of this court, and there being no objections made to the confirmation of said sale to John Brown, as the purchaser of said land or to the acts and proceedings of the guardian in conducting said sale the court thereupon confirmed said sale to John Brown for the sum of Two Thousand Two Hundred and no/100 (\$2,200.00) Dollars, and ordered and directed the guardian to make and deliver to him a guardian's deed for said land upon the payment of the balance of the purchase price therefor.

The court further finds that thereafter the said John Brown, as the purchaser of said land declined to accept the title to same and the guardian's deed therefor and