

## ORDER CONFIRMING SALE OF REAL ESTATE.

Now on this 4th day of October, 1922, came on for hearing the return of sale of real estate, made by Vince Littleton, as legal Guardian of <sup>The State</sup> Nelson Littleton, a minor, and it now appearing to the court that said guardian has heretofore filed herein his return of sale of real estate duly verified by affidavit according to law, and that due and legal notice hereof has been given and said ward and said guardian appearing in person and by attorney, and the court having examined said return and said proceedings and having heard evidence in support of same, and being fully well advised in the premises finds:-

That pursuant to a decree of sale made and entered by the Court on the 18th day of July, 1922, said guardian caused legal and proper notices of sale of real estate to be posted in three public places in Tulsa County, Oklahoma, and caused notice of sale to be published for two successive weeks next before date of sale in the Tulsa Daily World, a newspaper of general circulation printed and published in Tulsa, Tulsa County, Okla. and that said notices were given more than fifteen days prior to date of sale as required by law, and that proper proofs of posting and of publication have been filed herein, and that in said notices of sale said lands were described with common certainty and said notices and publication are hereby approved and confirmed.

The court further finds that in pursuance of said decree of sale and after given of proper and legal notices thereof, that said guardian at the time and place advertised sold at private sale to the highest and best bidder all the right, title interest and estate owned by said minor in the following lands in Tulsa County, Okla.

to-wit: That part of the southwest quarter of the southwest quarter of section seven (7) township nineteen (19) north, range ten (10) east more particularly described as follows, to-wit:-

The east 20 acres of lot four (4) and the east 20 acres of the west 21.78 acres of lot four (4) all in section seven (7) township nineteen (19) north, range ten (10) east being lands allotted in name of Nelson Littleton,

for the sum of \$500.00 to Stephen B. Nelson, and purchaser to pay the court costs and expenses of sale in addition to said sum that said bid was made subject to confirmation of this court; that on the 22nd day of September, 1922, said guardian filed herein his return of sale showing sale of said lands as above stated and asking for confirmation thereof, and it now appearing that heretofore an order was made by this court setting this date and time and the time for hearing said return, and said matter coming on now regularly to be heard the court thereupon offered said lands and premises in open court to bidders for a raise of 10% over and above the aforesaid sum bid and a sum more than 10% of the sum bid was offered in open court and there was bid the sum of \$565.00; thereupon said lands were offered in open court for competitive bidding and said lands were sold to Stephen B. Nelson for the sum of \$575.00 that being the best and highest sum bid and there being no better bids offered obtainable, and it now appearing to the court that said sum bid is not disproportionate to the value of said real estate, that said lands have been appraised within one year next last past and that said sum bid is more than the appraised value thereof; that said sale and all proceedings herein have been fairly and legally conducted and that said guardian has in all things proceeded and conducted and managed said sale as required by law and as ordered by this court; and that said sale should be confirmed.

It is therefore ordered, adjudged and decreed by the Court that all of the above described lands and premises be and the same are hereby declared sold to Stephen B. Nelson for the sum of \$575.00; the purchaser to pay all costs and expense of sale