

The South West Quarter of Section 19, Township 19 North, Range 12 East of the Indian Meridian, except the South East Quarter of the South East Quarter of the South East Quarter of the South West Quarter of Section Nineteen, Township 19 North, Range 12 East of the Indian Meridian, containing One Hundred Fifty Seven and One Half (157½) acres, more or less, situated in Tulsa County, Oklahoma. said sale to be to the highest bidder for cash, payment to be made on confirmation of said sale and execution of deed under order of this court.

And it appearing further that due and legal notice of said sale was given by publication for four consecutive weeks next before said sale in the Tulsa Weekly Democrat, a news paper of general circulation in Tulsa County, State of Oklahoma, said facts appearing more fully from the affidavit of William Stryker, publisher of said paper, on file in this court, first publication of said sale having been published on the 23d, day of September 1909, and the last publication having been on the 14th, day of October, 1909, and it appearing further from the affidavit of C. W. West on file in this court that further notice of said sale was given for more than four consecutive weeks next before said sale, by posting notices of said sale in three of the most public places in said County of Tulsa, Oklahoma, and that said notices were so posted on the 23d, day of September 1909.

And it appearing further that due and legal notice of this hearing was given by posting three notices of said hearing for more than ten days prior to the date thereof. said notices having been posted on the 16th day of October 1909, as appears from the affidavit of the poster of the same, J. W. Marshall, on file in this court:

And it appearing further that pursuant to the order of this court, made on the 15th, day of September 1909, said guardian Willis Fisher offered the within described real estate at public auction to the highest and best bidder for cash on confirmation of sale by this Court, at the front door of the building now used for District Court House in Tulsa County, Oklahoma, at 10:00 o'clock A. M. on Saturday October 16th, 1909; that said guardian offered said premises first in parcels, and no bids thereon having been received said guardian offered said entire tract for sale, and received therefor a bid in the sum of \$ 725.00 from R. A. Josey, of Tulsa, Oklahoma.

And it appearing further that no other bids or offers were made on said day of sale, and the said guardian announced by public outcry three times that unless other bids were made, said premises would be sold to the said R. A. Josey for the sum of \$725.00 as aforesaid, and that no other bids or offers were made on said day, and that thereafter the said guardian sold all the right, title, interest and estate to the said R. A. Josey for the sum of \$725.00:

And it appearing further that the said amount was more than ninety per cent of the appraised value of said lands, and that a greater amount could not on said date be obtained for said premises; and that said sale was conducted fairly and that all things were conducted in conformity with the laws of the State of Oklahoma, and the order of this Court:

And it further appearing that on the 28th, day of October 1909 W. R. McKee, filed in the office of this court a sealed bid for said lands described for the sum of \$800.00 said sum exceeding the bid of R. A. Josey of the sum of \$725.00 as aforesaid, more than ten per cent. exclusive of the expenses of a new sale, and said bid of W. R. McKee for said sum on said premises being opened and publicly declared in open court at said hearing on the 28th, day of October 1909, the Court declared the bids on said property opened and proceeded to resell said premises at public auction in open court; that thereupon and after the said bid of W. R. McKee, had been declared in open court, the said R. A. Josey, in open court offered as a bid for said premises the sum of \$805.00 and the court having