

the notices thereof, and the notices of said sale attached to said return, and the petition for said sale and the notices given of the hearing of the petition to sell, and being fully advised in the premises, the court finds; that in pursuance of said order of sale, W.B. McElhaney caused public notice of the time and place of holding said sale to be posted up in three of the most public places in each Tulsa and Muskogee Counties, Oklahoma, one notice was posted in the county Court room in Tulsa county, and one at the county Court room in Muskogee county, state of Oklahoma; and to be published in the Tulsa Democrat, a news paper of general circulation printed and published in Tulsa County, in which county the land ordered to be sold is situated, for two weeks successively next before said sale, and caused to be published in the Muskogee Times Democrat, a news paper of general circulation printed and published in Muskogee County, State of Oklahoma, in which County the Guardianship of John H. McElhaney, a minor, is pending. for two successive weeks next before such sale, in which notices the lands and tenements were described with common certainty; that at the time and place of holding such sale, specified in said posted printed and published notices, said W.B. McElhaney caused to be sold in an entire tract, judging it to be the most beneficial to said estate, at public auction, to the highest bidder upon the following terms to wit: One half cash, and balance on three years time, with note drawing eight per cent interest, secured by first mortgage on the land sold, or all cash at option of purchaser, subject to the confirmation of this court, the following Real estate described in said order of sale and in said notices to-wit: The North one half of the South East quarter of the South East quarter and the South west quarter of the South east Quarter of the South East Quarter and the South west quarter of the south east quarter of Sec. 28, Twp. 21 N. Range 13, East, containing seventy acres more or less according to the United States survey thereof, in Tulsa county, State of Oklahoma.

That at such sale George Cliness became the purchaser of said real estate for the sum of Eleven hundred and Twenty five (\$1125.00) dollars, he being the highest and best bidder, subject to the confirmation of this court:

And the court further finds that on the day set for hearing said return to-wit: the 22nd day of November, 1910, Lulu E. Steiger of Whitewater Kansas a responsible person made to the court in writing an offer of Twelve hundred and Forty (\$1240.00) dollars cash in hand for said land, said sum of \$1240.00 being ten per cent more than the sum named in said return, and that being the highest and best sum bid; and it further appearing to the court that the offer of Lulu E. Steiger should be accepted, and the sale confirmed to Lulu E. Steiger, and that the sale to George Cliness be set aside and held for naught.

And it further appearing to the court that said sale was legally made and fairly conducted; that the sum bid is not disproportionate to the value of the property sold, and that the said W.B. McElhaney in all things proceeded and conducted and managed such sale as by the statute in such cases made and provided, and by said order of sale is directed and required; and no objection to the confirmation of said sale being filed herein.

It is therefore, ordered, adjudged and decreed by the court that the sale made on the 7th day of November, 1910, to George Cliness, be set aside and held for naught; and that the sale on the 22nd day of November, 1910 to Lulu E. Steiger, be confirmed and approved and declared valid; And the said W.B. McElhaney as the guardian of John H. McElhaney, a minor, is hereby directed to execute to the purchaser, Lulu E. Steiger, proper and legal conveyance of said real estate.