

May 11, 1925

Mr. Percy Tripp,
Tientsin, China.

Dear Percy:-

I received your cable of May 7th authorizing me to accept best offer for your property. I have spent considerable time in trying to get a better offer than the one I have but so far without any definite success. As I wrote you on May 5th I made a statement at the Trustee's sale on the 4th that in view of your absence I would not sell the property that day but would accept any bids that I might have on same and cable you which I did but I find that I made a mistake in my cable to you in stating that I had postponed the sale until May 8th instead of May 18th. However, I do not suppose that is material but what I want to explain to you is that I am still holding off closing the matter up to yet get a better offer.

Mr. Hoge has been to see me trice about it and I have asked him to submit an offer of \$30,000 for the whole property but he has not seen fit to do so. Mr. Rust is seriously contemplating the purchase of the property as well as others and I have about concluded that the best thing to do is to wait until the 18th and then offer it again and if I can get anything better than the offer I have to sell it then.

I am anxious to get just as much for it as I can and perhaps by waiting until then I will be able to get a better offer. I am writing you this to let you know that I am doing everything that I possibly can for you in the matter.

You understand that whatever is due of the farm loan I deducted from the purchase price of the property. That will have to be calculated up to the date of transfer together with the taxes and interest on the bank loans etc., and whatever is due to be refunded to you of course will be credited.

I think the best way to handle the matter is to have me sell it as trustee for the best bid I can get on it on May 18th and then I can settle the matter right up and it won't be necessary to send the deed to you for your signature. The only trouble is that a Trustee's sale is advertised for cash and I cannot get anything like that in cash and will have to make other terms. I will make the best terms I can consistent with your best interests in the matter.

Your letter under date of April 13th was not received until after the fourth. I do not remember whether it was the 6th or 7th, but it was after I sent you the cablegram of the 6th.

We are having a very cold, wet month but am hoping it is going to clear up after while.

Very truly yours
M. E. Church