

the payment of interest as therein provided, or in any agreement, covenant or condition of said mortgage, then the entire mortgage debt should be deemed due and payable, and it should be lawful for the said Farmers and Mechanics National Bank, a body corporate, or its attorney, or any assignee of the said mortgage, at any time after such default, to sell the property therein mortgaged at public auction for cash and to grant and convey the said property to the purchaser or purchasers therein, his, her or their heirs and assigns, upon giving notice of the time, place and manner and terms of sale by advertisement for more than twenty (20) days prior to the day of sale in some newspaper published in Frederick County and in the event of sale to apply the proceeds as in said mortgage filed in these proceedings as "Exhibit Mortgage" and which, together with all other exhibits therewith produced, it is prayed may be taken and considered as a part of this Petition and Report.

SECOND: Default having occurred in the payment of the principal and interest due upon said mortgage as in said mortgage provided, Farmers and Mechanics National Bank assigned the said mortgage to the said William W. Wenner for the purpose of foreclosure as will appear in the said "Exhibit Mortgage".

THIRD: That subsequent to the said assignment, the said William W. Wenner, Assignee advertised said parcel of real estate conveyed by said mortgage as hereinabove mentioned at public auction and filed his duly approved bond as required by law after giving notice of the time, place and manner and terms of sale by advertisement in the Frederick News-Post, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty (20) days before the same and did pursuant to said notice attend at the Court House Door in Frederick City, Maryland, on Tuesday, December 30, 1969, at 11:00 o'clock A.M., and then and there did proceed to sell said real estate as follows:

The assignee offered the parcel of said mortgaged property and received a bid therefor of Three Thousand Five Hundred Dollars (\$3,500.00), which was then and there the highest and best bid the assignee received for said parcel of mortgaged premises; and the assignee did then and there sell said mortgaged