

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 therein 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, Delbert Piper and Marcelene H. Piper, his wife, 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 NewsPost, 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 in Frederick City, Frederick County, Maryland, on Friday, September 6, 1974, at 11:00 A.M., and did then and there proceed to sell said real estate as follows:

The Assignee offered the parcel of said mortgaged property and received a bid therefor of One Hundred Forty Thousand Dollars (\$140,000.00), 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 premises, together with the improvements thereon, unto Jack M. Kling and Shirley B. Kling, his wife, at the said sum of One Hundred Forty Thousand Dollars (\$140,000.00), they being then and there the highest and best bidder therefor, and for cash upon ratification of said sale by your Honors.

FOURTH: That said Purchasers<sup>have</sup> signed a written Acknowledgement of Purchase which is herewith filed as a part hereof and marked "Exhibit Acknowledgement", that said Purchasers have further executed an Affidavit of Compliance which is herewith filed as a part hereof and marked "Exhibit Affidavit of Compliance". And said Purchasers in accordance with the advertisement of sale have made a