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waters, privileges, appurtenances and advantages thereunto belonging and in anywise appertaining; in which said mortgage it was among other things provided that, if default should be made in the payment of the principal and interest as set forth in said mortgage, or in the payment of the said mortgage at the time limited for the payment of the same, or in any agreement, covenant or condition of the said mortgage, then the entire mortgage debt shall be deemed due and demandable and it shall be lawful for the said mortgagee, its successors or assigns, or its duly authorized attorney, to sell the hereby mortgaged property under the provisions of Article LXVI of the Public General Laws of Maryland, or under any other general or local law of the State of Maryland relating thereto, or any supplement, amendment or addition thereto, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs and assigns, upon giving notice of the time, place, manner and terms of sale as provided in the aforementioned laws, and in the event of sale, to apply the proceeds as in said mortgage is stipulated, all of which will more fully appear by reference to the said mortgage filed herewith as "Exhibit Mortgage", and which, together with all other exhibits herewith produced, is prayed to be taken and considered as a part of this Petition and Report.

SECOND: That default in the payment of the said mortgage in accordance with the terms thereof, as in said mortgage provided has occurred (See exhibit marked "Statement of Mortgage Claim with Affidavit Filed") and that on the 11th day of August 1975, Key Federal Savings and Loan Association assigned said mortgage to Richard E. Zimmerman, who reassigned said mortgage on the 14th day of August 1975 to David E. Aldridge for the purpose of foreclosure and collection as it will appear from said "Exhibit Mortgage".

THIRD: That the said David E. Aldridge, Assignee, advertised the real estate conveyed by said mortgage and hereinabove mentioned for sale at public auction by giving notice of the time, place, 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, the first such publication being not less than fifteen days prior to the sale and the last such publication being not more than one week prior to the sale; did send by