

2.) That there is still due and owing unto your Petitioner by the said Debtors, the principal sum of Twelve Thousand Four Hundred Ninety Seven Dollars and Forty Cents (\$12,497.40) with interest thereon through April 18th, 1979 of Seven Hundred Twenty Eight Dollars and Forty Cents (\$728.40) and late charges and Escrow deficiency of Five Hundred Ninety Nine Dollars and Ninety Five Cents (\$599.95) making a total indebtedness through April 18th, 1979 of Thirteen Thousand Eight Hundred Sixty Seven Dollars and Forty Seven Cents (\$13,867.47) together with interest accruing at the rate of .32520 per diem accounting from April 18th, 1979 all of which will more fully appear by reference in the Statement of Mortgage Claim hereinbefore filed.

3.) That the said Mortgage contains a Consent to Sale and provides that if default is made by the Mortgagors in payment of any installment thereof then the debt secured by said Mortgage shall mature and become payable and it shall be lawful for the said Farmers and Mechanics National Bank, Frederick, Maryland or its Assigns, to sell the said real estate to satisfy and pay said debt, interest and all costs consistent to said sale and default having been made in the payment of principal and interest of said debt, all required notices having been given, your Petitioner, as Assignee of Farmers and Mechanics National Bank, Frederick, Maryland, became duly authorized to execute the Power of Sale contained in said Mortgage by reason of said default.

4.) That having first advertised said real property at least once a week for three (3) successive weeks prior to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale as will appear by the Certificate of Publication filed herewith as Exhibit "A", which is prayed to be taken and considered a part hereof and after filing has duly approved bond, your Petitioner proceeded to sell said real estate at the Court House Door in Frederick City, Frederick County, Maryland, on Thursday, May 31st, 1979, at 11:00 A.M., and your Petitioner attended said sale and then and there sold said real estate unto Donald F.X. McIntyre, Agent for Marie McIntyre, he being then and there the highest best bidder at and for the sum of Fifteen Thousand Eight Hundred Dollars (\$15,800.00) of which One Thousand Five Hundred Eighty Dollars (\$1,580.00) was paid at the time of the sale and that the said