

property conveyed to John M. Bucheimer, Jr. and wife, by Gilbert T. Friese and wife, by deed dated April 9, 1966, and recorded in Liber 745, folio 166, thence by and with the rear line of the former Guyton lots and a lot of the said Thomas A. Pickett and Dorothy V. Pickett, husband and wife, facing on Ridge Road (4) South 2° 20' West 311.0 feet to the place of beginning, containing 1.43 acres, more or less.

BEING all and the same real estate that was conveyed unto Thomas A. Pickett and Dorothy V. Pickett, husband and wife, by deed dated June 28, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber 749, folio 577.

(2) There is still due and owing unto your Petitioner by the said real estate Mortgage the principal sum of Forty Nine Thousand Six Hundred Eighty Six Dollars and Ninety Two Cents (\$49,686.92) with interest thereon of Two Thousand One Hundred Twenty Five Dollars and Fifty Cents (\$2,125.50) from April 1, 1980 through September 5, 1980, and late charges of One Hundred Fifty Eight Dollars and Fifty Six Cents (\$158.56), making a total indebtedness due as of September 5, 1980 of Fifty One Thousand Nine Hundred Seventy Dollars and Ninety Eight Cents (\$51,970.98), all of which will more fully appear by reference to the statement of mortgage claim heretofore filed.

(3) That there is contained in said real estate Mortgage a provision that if default be made by the said Thomas A. Pickett and Dorothy V. Pickett, husband and wife, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for Fredericktown Bank & Trust Company or its Assignee, Howard R. Stepler, Jr., to sell the said real estate to satisfy and pay said debt, interest, taxes, and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to exercise the power of sale contained in said Mortgage by reason of default. Said Assignment of Mortgage being recorded among the Land Records of Frederick County, Maryland, in Liber 1126, folio 863.

(4) That having first advertised the said real property at least once a week for three successive weeks 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