

3. That there is contained in said Mortgage a provision that if default is made by the said Salvatore Barone and Linda M. Barone, his wife, in the payment of any installment thereof, then the same shall mature and become payable, and it shall then be lawful for the aforesaid Assignee, to sell the said real estate to satisfy and pay said debt, interest, 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 execute the powers of sale contained in said Mortgage by reason of said default.

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 said sale, as will appear by the Certificate of Publication filed herewith as an Exhibit, which is prayed may be taken and considered a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell said real estate at the Frederick County Courthouse, Frederick City, Maryland, on Monday, July 16, 1984, at 10:00 a.m., and your Petitioner attending the sale then and there sold the said real estate unto Jack Fagin, Agent for Jack Fagin and Geraldine Fagin, his wife, being then and there the highest and best bidder, at and for the sum of Twenty-Five Thousand and no/100 Dollars (\$25,000.00), that said purchasers have signed the Acknowledgement of Purchase and Affidavit herewith filed as an Exhibit which is prayed may be taken and considered as a part thereof.

WHEREFORE, your Petitioner reports the total amount of said sale to be Twenty-Five Thousand and no/100 Dollars (\$25,000.00),