time,place,manner and terms of sale in some newspaper published in Frederick County at least once a week for three successive weeks prior to the day of sale,and said default having been made in the payment of the principal and interest of said promissory note,your Petitioner become duly authorized to execute the power of sale contained in said mortgage by reason of said default.

FOURTH. That your Petitioner havong first advertised the said real estate for more than three successive weeks in the Emmitsburg Chronicle,a newspaper published in Frederick County,Maryland, setting forth the time,place,manner and terms of sale as will appear from the printers certificate filed herewith as a part hereof,and marked "Exhibit C",and after filing a duly approved bond in your Honorable Court offered said real estate at public sale on the premises in Emmitsburg,Maryland on Saturday,December 8,1923,at the hour of 2 o'clock p.m. and then and there sold the same unto Charles E.Shorb,and Rose I.Shorb,his wife,they being then and there the highest and best bidders therefor,at and for the sum of Twelve Hundred Seventy-five Dollars ($1275.00),which purchaser has fully complied with the terms of sale and signed the mortgage of purchase,which is filed herewith as a part hereof and marked "Exhibit D".

WHEREFORE,your Petitioner reports the gross amount of sale to be Twelve Hundred Seventy-five Dollars ($1275.00) and prays that your Honorable Court may ratify and confirm the above sale as reported And is in duty bound,etc.

Leslie N.Coblentz
Assignee of Assignee of Mortgagee.

State of Maryland,Frederick County,to wit;-

I hereby certify that on this 15th day of December,A.D.1923,before me,the subscriber,the Clerk of the Circuit Court for Frederick County,Maryland,personally appeared Leslie N.Coblentz, Assignee of Assignee of Mortgagee,and made oath in due form of law,that the matters and things stated in the aforegoing Petition and Report of Sale are true as therein set forth to the best of his knowledge and belief,and that the sale as therein reportes was fairly made.

Eli G.Haugh
Clerk of the Circuit Court for Frederick Co.

EXHIBIT "A". (MORTGAGE)

THIS MORTGAGE Made this 30th day of July in the year A.D.nineteen hundred and twenty by Clarence Rider and Missoura Rider,his wife,of Frederick County,Maryland;

WITNESSETH, that in consideration of the sum of Fourteen hundred seventy-five and no/100 Dollars ($1,475.00) now due from the said Clarence Rider and Missoura Rider to the Emmitsburg Savings Bank of Frederick County,a body corporate,we,the said Clarence Rider and Missoura Rider,his wife do grant unto the said Emmitsburg Savings Bank of Frederick County,in fee simple all that lot of ground,situated in the town of Emmitsburg,in Frederick County and in the State of Maryland and on the West side of Gettysburg Street in said town and known as the "Valley House Property",it being the first described property in a deed from Vincent Sebold,Trustee,to Bennett Elder dated December 24,1912,and recorded in Liber H.W.B.No.302,folio 426,one of the land records of Frederick county, it being also the same real estate conveyed to the said Clarence Rider by Bennett T.Elder by a deed dated January 29th,1913 and recorded in liber H.W.B.No.304 Folio 478,one of the land records of Frederick County,

PROVIDED,That if the said Clarence Rider and Missoura Rider shall pay at maturity,the promissory note of even date herewith given by the said Clarence Rider and Missoura Rider for said indebedness of Fourteen Hundred seventy-five and no/100 Dollars ($1,475.00)payable six months after date and made payable to the said Emmitsburg Savings Bank of Frederick County,or order,or any renewal of said note at maturity and comply with all the covenants in this mortgage,then this mortgage shall be void,otherwise,to be in full force and effect.

And the said Clarence Rider and Missoura Rider covenant with said Bank to pay the mortgage debt and interest and to keep the improvements on said real estate fully insured from loss by fire,pay the premiums of insurance and assign the policy of insurance to the said Emmitsburg Savings Bank