

and Report.

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2nd. That on the Fifth day of April, A.D. Nineteen Hundred and Twenty, the said Henry S. B. DeGrange, for value, after reciting that the mortgage indebtedness had been reduced by payments, leaving a balance of Ten Thousand, Six Hundred Dollars (\$10,600.00) due, with interest from said date, transferred and assigned said mortgage to Ellen V. Smith by endorsement to that effect at the foot of said mortgage, which will fully appear by reference to the certified copy herewith filed as Exhibit Mortgage.

And that default having been made in the payment of said indebtedness at the time limited for the payment thereof, and also in the payment of the interest thereon when said interest became due and payable, the said Ellen V. Smith transferred and assigned said mortgage to the said John S. Newman, for the purpose of foreclosure, by endorsement to that effect at the foot of said mortgage, which will also fully appear by reference to the certified copy filed herewith as Exhibit Mortgage.

3rd. That subsequently to said assignment the said John S. Newman, Assignee, having first filed his duly approved bond, as required by law, advertised said property for sale at public auction, and, after giving twenty days notice of the time, place, manner and terms of sale by advertisements inserted in the Daily News, a newspaper published in Frederick County, Maryland, once a week for three successive weeks prior to the day of sale; which said notice was deemed by the said Assignee sufficient and expedient; did, pursuant to said notice, attend at the Court House door in Frederick City, Maryland, on Saturday, the Twenty-first day of March, Nineteen Hundred and Twenty-five, at the hour of eleven o'clock, A.M. and then and there proceeded to sell said real estate as follows;

The said assignee had said real estate sub-divided by a competent surveyor, and offered the same in three separate parcels;

FIRST; All that lot, piece, or parcel of said farm, containing five (5) acres, one (1) rood and four (4) square perches of land, more or less, at the northwestern corner of said real estate, improved by a new, two-story, weather-boarded dwelling house, hen house and wood shed, but, receiving no bid therefor withdrew the same.

SECOND; All that lot, piece, or parcel of said farm, containing thirty-two (32) acres and four (4) square perches of land, more or less, situate along the eastern side of said real estate between the wooden ridge and the Monocacy River, but, receiving no bid therefore, withdrew the same.

THIRD; All the rest and residue of said farm, containing two hundred and thirty-six (236) acres, three (3) roods, and thirty-six (36) square perches of land, more or less, being the main farm, but, receiving no bid, withdrew the same.

Your assignee then offered the mortgaged property as a whole, containing by Surveyors calculation now made two hundred and seventy-four (274) acres, one (1) rood and four (4) square perches of land more or less, and received therefor a bid of Thirty Dollars (\$30.00) per acre, which was then and there the highest and best bid your assignee received for the mortgaged premises, and your assignee did then and there sell the above described real estate, together with the improvements thereon, to Ellen V. Smith, at and for the sum of Thirty Dollars (\$30.00) per acre, she being then and there the highest and best bidder therefor, and for cash upon the ratification of said sale by your Honorable Court.

And the said purchaser has signed a written acknowledgement of purchase, which is herewith filed as part hereof.

4th. That the gross amount of sale is Eight Thousand, Two Hundred and Twenty-eight Dollars and Twenty-five Cents (\$8,228.25).

WHEREFORE your Petitioner prays that said sale, after the publication of the usual order nisi thereon, may be finally ratified and confirmed by your Honorable Court.

And for such further or other relief as the nature and equity of the case may require.

And as in duty, etc.

John S. Newman
Assignee.