said Institution on the date April 30th, in the year 1926, on their joint and several single bill, dated April 30th, in the year 1926, for said sum of money, and payable six months after date, with interest from date, for the purpose of securing the repayment of said sum of money named in said single bill, executed and delivered unto said The FrederickTown Savings Institution, their Deed of Mortgage dated April 30th, in the year 1926, wherein and whereby the said John F. Kreh and Julia A. Kreh, his wife, did grant and convey unto said The FrderickTown Savings Institution, as Mortgagee, certain parcels and pieces of land, together with the buildings and improvements thereon, and the rights and ways thereunto belonging, situated on the North side of West South Street, in Frederick City, in Frederick County, Maryland, and being the same real estate as described in the Deed from William H. Kreh to John F. Kreh and Julia A. Kreh, his wife, dated February 10th, 1913, and recorded in Liber H. W. B. No. 302, at folio 599, etc., one of the Land Records of Frederick County, Maryland, said lot fronting 36 feet on the North side of said South Street, and running Northerly for depth 165 feet, all of which will more fully and at large appear by reference to a duly certified copy of said Mortgage filed herewith as a part hereof and marked "Exhibit A".

That said Deed of Mortgage contains a covenant that in default of payment of said single bill, or any interest due thereon, or any renewal of said single bill, then it would be lawful for Jacob Rohrback, as Trustee, to sell said mortgaged real estate at public auction for cash, after having given at least three weeks public notice of such sale published in some newspaper in Frederick County, stating the time, place, manner and terms of sale, all of which will more fully and at large appear by reference to said "Exhibit A".

That default was made by the said Mortgagors in payment of said single bill, and there is now due and owing unto said Mortgagee by said Mortgagors the sum of $9500.00, with interest due thereon from the date May 19th, in the year 1930, the interest due and owing on the date December 7th, 1931, being the additional sum of $815.11, all of which will more fully and at large appear by reference to the renewal of said original single bill, said renewal being dated March 16th, 1929, for the sum of $9500.00, payable six months after date, with interest from date, as filed herewith as a part hereof and marked "Exhibit B".

That default having been so made by said Mortgagors in the payment of said single bill and the interest due thereon as aforesaid, your Petitioner having been called upon by said Mortgagee to execute and carry out the power of sale for its benefit as named in said Mortgage, having first executed a duly approved bond in the penalty of Twenty Thousand Dollars, and having given at least three weeks public notice of the time, place, manner and terms of sale in "The News" and "Post", a newspaper published in Frederick County, once a week for three successive weeks prior to the 7th day of December, 1931, as will appear by reference to the Printer's Certificate filed herewith as a part hereof and marked "Exhibit C"., Your Petitioner did attend in person at the Court House door, in Frederick City, Frederick County, Maryland, on Monday, December 7th, 1931, at the hour of 11 o'clock A. M., and then and there offered said mortgaged real estate at public sale and upon the terms as set forth in said advertisement;- your Petitioner first offering that part of said real estate known as No. 213 West South Street, and receiving as the highest bid therefor the sum of $3400.00, and withheld said bid, and then and there offered the other portion of said real estate being known as No. 215 West South Street, and receiving the sum of $3250.00 as the highest bid therefor, and your Petitioner then offered both of said properties as a whole and received as a bid therefor the sum of Seven Thousand and Twenty-Five Dollars, from Marion E. Ramsburg and Sarah J. Ramsburg, his wife, residents of Frederick City in Frederick County, Maryland, they being then and there the highest and best bidders therefor.