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PETITION AND REPORT OF SALES.

Leslie N. Coblentz, Assignee of the Potomac Joint Stock Land Bank of Alexandria, Mortgagee of Nelson D. Summers and Lena Bell Summers, his wife,	:	No. 12434 Equity.
	:	In the Circuit Court for
	:	Frederick County,
On	:	
	:	In Equity.
Petition.	:	

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TO THE HONORABLE, THE JUDGES OF SAID COURT:-

The Petition of Leslie N. Coblentz, Assignee of the Potomac Joint Stock Land Bank of Alexandria, Mortgagee of Nelson D. Summers, and Lena Bell Summers, his wife, respectfully shows unto your Honors:-

1. That Nelson D. Summers and Lena Bell Summers, his wife, being indebted unto the Potomac Joint Stock Land Bank of Alexandria, a body corporate, in the sum of Nine Thousand Five Hundred Dollars ($9,500.00), executed their promissory note unto the said Potomac Joint Stock Land Bank of Alexandria, for the said sum of money on the 28th day of March, 1927, with interest at six per cent per annum, payable in sixty-five semi-annual payments of $332.50 each, and a final payment of $277.28, said payments beginning six months from April 1, 1927, and said payments being on the amortization plan, as in said mortgage more fully set forth, and for the purpose of better securing the payment of said promissory note as therein designated, they executed and delivered unto the Potomac Joint Stock Land Bank of Alexandria, a deed of mortgage granting and conveying unto it, all that tract or parcel of land situate, lying and being in Woodsboro District, in Frederick County, Maryland, containing 145 acres, 2 roods and 23 square perches of land, more or less, the metes and bounds of which will more fully and at large set forth in the said mortgage, and being all the same real estate which was conveyed unto the said Nelson D. Summers and Lena Bell Summers, his wife, by Katheryne E. Birely and Elmer B. Birely, her husband, by deed dated April 1, 1916, and recorded in Liber 316, Folio 346, one of the Land Records of Frederick County, and which said mortgage was subsequently assigned unto the said Leslie N. Coblentz for the purpose of foreclosure, a certified copy of which mortgage and assignment thereto is filed herewith as a part hereof and marked Exhibit No. 1, it being dated as aforesaid, and recorded in Liber 361, Folio 134, one of the Land Records of Frederick County.

2. That there was still due and owing unto the Potomac Joint Stock Land Bank of Alexandria a balance on said indebtedness on October 1, 1931, of $9,017.44, and there was in arrears at that time the installments due April 1, 1931, and October 1, 1931, totalling $665.00, and interest to the date of sale, in the sum of $234.59, as will appear by reference to a certified copy of the mortgage note filed herewith as a part hereof, and marked Exhibit No. 2.

3. That there is in said mortgage marked Exhibit No. 1 a provision that if any of the payments in the above described note be not made when due, and if the mortgagors shall permit any taxes on said land to become delinquent, then the whole mortgage debt shall be due and payable, and it shall be lawful for the said Bank, or its Assignee, or its duly appointed attorney or agent, at any time after said default, to sell the property mortgaged to satisfy and pay the debt, interest and costs, and that default occurred under said mortgage because of the failure to make the two payments on said note as they became due, and, therefore, the whole mortgage debt became due and payable, and because the mortgagors neglected to pay the State and County taxes for 1930 and 1931, and permitted them to be in arrears and delinquent.

4. That default having occurred, your Petitioner, as Assignee, and agent of the mortgagor, proceeded to sell the real estate conveyed in said mortgage, at public sale, at the time, place, and in the manner, and upon the terms set forth in said mortgage, and having first advertised said property once a week for three successive weeks in the Frederick News and