

Smith et al, to Lewis J. Wachter and Ida A. Wachter, his wife, dated March 26th, 1918, and recorded in Liber No. 324, at folio 250, one of the Land Records of Frederick County, Maryland, containing 171 acres and 11 square perches of land, more or less, 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 \$15,000.00, with interest due thereon from the date December 5th, in the year 1931, the interest due and owing on the date August 19th, 1933, being the additional sum of \$1537.50, all of which will more fully and at large appear by reference to a copy of a renewal of said original single bill, said renewal being dated September 26th, 1929, in amount \$15,000.00, payable six months after date, and with interest paid thereon to the date December 5th, in the year 1931, said copy being 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 Thirty 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 19th day of August, 1933, 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 Saturday, August 19th, 1933, at the hour of 10 o'clock A. M., and then and there offered the above mentioned mortgaged real estate at public sale and upon the terms as set forth in said advertisement, and sold the same unto Edward N. Derr, of Frederick County, Maryland, at and for the sum of Thirteen Thousand and Twenty-Five Dollars, he being then and there the highest and best bidder therefor.

And your Petitioner further reports that said purchaser has complied with the terms of said sale as advertised, and has paid unto your Petitioner the sum of One Thousand Dollars, in current money at the time of sale, as part payment of said purchase price, and has signed a memorandum of sale filed herewith as a part hereof marked "Exhibit D", in which he obligates himself to comply with the terms of sale.

And your Petitioner reports his gross amount of sale to be the sum of \$13,025.00.

Wherefore, your Petitioner prays that your Honors will ratify and confirm the sale as made and as above reported by him.

And as in duty bound, etc.

Jacob Rohrback  
Solicitor.

Jacob Rohrback  
Trustee named in the Mortgage from Lewis J. Wachter and Ida A. Wachter, his wife, to The FrederickTown Savings Institution, Mortgagee.

STATE OF MARYLAND,     )  
                                  ) SCT;-  
FREDERICK COUNTY,     )

I HEREBY CERTIFY that on this 19th day of August, in the year nineteen hundred and thirty-three, before me the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Jacob Rohrback, Trustee named in the Mortgage from