

FIRST: That the said Louis Montanaro and Fannie Montanaro, his wife, were on the 5th day of February, 1930, indebted to your Petitioner in the sum of \$300.00 on their promissory note bearing date February, 1930, and payable to the Order of your Petitioner, S. Joseph Newcomer twelve months after date, with interest at the rate of six per cent per annum, payable semi-annually, and to secure the payment of said promissory note the said Louis Montanaro and Fannie Montanaro, his wife, did on said February 5th, 1930, execute their deed of mortgage conveying a tract of land situate in Frederick County, Maryland.

Being the same lots or parcels of land which was heretofore conveyed to Charles H. Masser from Charles McC. Mathias, bearing date 17th day of November, 1924, and recorded in Liber No. 350, Folio 587 &c., one of the Land Records for Frederick County.

Certified copy of said mortgage from Louis Montanaro and Fannie Montanaro, his wife, recorded in Liber No. 373, Folio 359 &c., one of the Land Records for Frederick County, is filed herewith marked Exhibit No. 1 to this Petition and Report of Sale, which Exhibit together with all other exhibits filed herein it is prayed may be taken and considered as a part hereof.

That said deed of mortgage contained a covenant that if the said mortgagors default in the payment of the sum of money represented by said promissory note or the interest thereon to accrue or any part of either of them at the time limited for the payment of the same, the entire mortgage debt shall be deemed due and demandable, and lawful for the said S. Joseph Newcomer, his personal representatives or assigns at any time after such default to sell the mortgaged property or so much thereof as may be necessary to pay said debt, interest and the costs and convey the same to the purchaser or purchasers thereof.

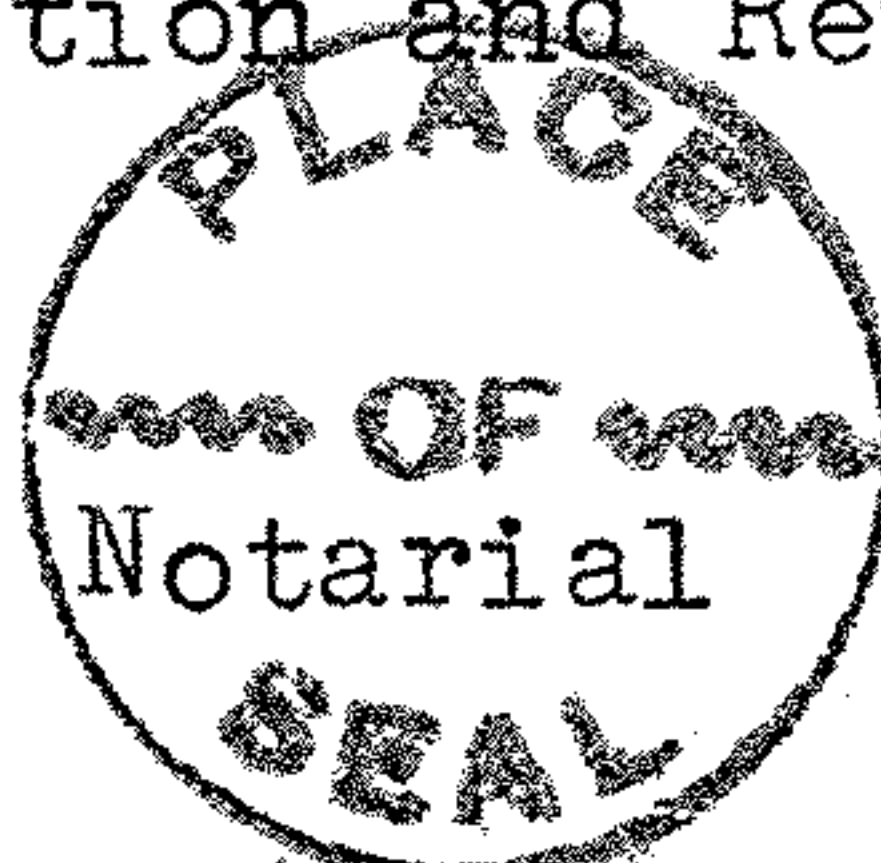
That the said Louis Montanaro and Fannie Montanaro, his wife, mortgagors did default in the payment of said promissory note secured by the mortgage aforesaid whereupon the said mortgagee was authorized under the terms of said mortgage, to sell said real estate and the said S. Joseph Newcomer executed his bond to the State of Maryland conditioned upon the faithful discharge of his duties in the premises which said bond was approved and filed by the Clerk of your Honorable Court and thereupon your Petitioner advertised said real estate conveyed by said mortgage, to be sold at public sale at the Court House Door in Frederick, Maryland, by giving twenty days public notice of the time, place, manner and terms of sale by advertisement inserted in the Frederick News, a newspaper printed and published in Frederick County prior to the day of sale, and pursuant to said notice your Petitioner did attend at the Court House Door in Frederick, Maryland, on the 2nd day of June, 1934 at the hour of eleven o'clock, A. M. the time and place designated in said notice of sale for the said real estate, and then and there offered said real estate at public sale according to the terms of said advertisement of sale, and then and there sold the same to Elwood W. Crum at and for the sum of \$301.00, he being the highest and best bidder therefore, taking his certificate of purchase for the amount of the purchase money which is filed herewith marked Exhibit No. 2 to this Petition and Report of Sale.

Your Petitioner reports the aggregate amount of said sale to be \$301.00 all of which is respectfully submitted to your Honorable Court and your Petitioner prays that said sale may be ratified and confirmed by your Honorable Court.

S. J. Newcomer
MORTGAGEE.

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 4th day of June, 1934, before me, the subscriber, a Notary Public for the State of Maryland, in and for Frederick County, personally appeared S. Joseph Newcomer, mortgagee, and made oath in due form of law that the matters and things set forth in the foregoing Petition and Report of Sale are true as therein stated, and that said sale was fairly made.



Hettie A. Hahn
Notary Public.

(Filed June 4, 1934)