

being then indebted unto D.E. Stone in the sum of TWO HUNDRED EIGHTY-FIVE (\$285.00) DOLLARS as evidenced by the promissory note of Annie M. Snyder, the aforesaid sum payable to Dr. E. Stone five years after date, with interest from date, executed their deed of mortgage of said date to secure the payment of said note and the interest whereby they conveyed to D. E. Stone

"All that tract or parcel of land and all its improvements thereto belonging, containing thirty-one acres, two roods and twenty five perches of land, it being the same land which was conveyed to Milton Burke by Lycurgus W. Lare and wife by deed dated May 14th, 1887, and duly recorded in Liber W. I. P. No. 4, folio 329, one of the Land Records for Frederick County as by reference thereto will more fully appear, and being the same tract of land that was conveyed to Annie M. Snyder by Milton Burke by deed dated April 4th, 1889, and recorded in Liber W. I. P. No. 9, folio 142, one of the Land Records for Frederick County."

SECOND: That in said mortgage it was among other things provided that if the said Annie M. Snyder shall make default in payment of said money then it shall be lawful for the said Dr. D. E. Stone to sell this mortgaged property at public sale after twenty days notice in some newspaper published in Frederick City and apply proceeds of sale to payment of said mortgage debt, in accordance with the provision of article 64 of the Code of public general laws of this State, and in case of such default Dr. D. E. Stone is hereby appointed Trustee to make such sale and to convey said real estate to purchasers thereof." All of which will fully appear by reference to copy of said Mortgage filed herewith and marked "Exhibit Mortgage" and which together with all other Exhibits filed herein it is prayed may be taken and considered as a part of this petition.

That on the 18th day of July 1921, the said Dr. D. E. Stone assigned said Mortgage to John F. Covell for the purpose of foreclosure all of which will appear by reference to said Exhibit Mortgage: that on the 11th day of August 1921, the said John F. Covell assigned said Mortgage to George R. Dennis, Jr., for the purpose of foreclosure, all of which will appear by reference to Deed of Assignment marked Exhibit A. and filed herein: that on the 26th day of August, A. D. 1921 the said George R. Dennis, Jr., assigned the aforesaid Mortgage to Maude R. Castle for the purpose of foreclosure all of which will appear by reference to Exhibit Deed of Assignments: that on the 26th day of August 1921 the said George R. Dennis, Jr., assigned the aforesaid Mortgage to Maude R. Castle all of which will appear by reference to Deed of Assignment B: that on the 16th day of May 1933 the said Maude R. Castle assigned the said Mortgage to George R. Dennis, Jr., for the purpose of foreclosure all of which will appear by reference to Deed of Assignment C.

THIRD: That the Mortgage note heretofore referred to herein has been lost and the true amount of indebtedness due on said Mortgage is the sum of \$285.00 with interest from the 8th day of April, 1933.

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 interest thereon when the interest became due and payable, the said George R. Dennis, Jr., assignee, having first filed his duly approved bond as required by law, advertised said property for at public auction and after giving twenty days notice of the time, place, manner and terms of sale, by advertisement in the Frederick News, a newspaper printed and published in Frederick City, Maryland, once a week for three successive weeks prior to day of sale, as will appear by Printer's Certificate filed herewith, marked Exhibit which "D" notice was deemed by said assignee sufficient, did pursuant to said notice, attend on the premises on Thursday, June 22, 1933, at the hour of eleven o'clock A. M., and then and there sold the said real estate hereinbefore described, to George H. Castle and Maude R. Castle, his wife, ^{at and} for the sum of \$300.00 they being the highest and best bidders therefor, taking their certificate of purchase for the amount of the purchase price, which is filed herewith marked Exhibit "C.P". the purchasers paying \$100.00 deposit on said purchase