

lots or parcels of ground with improvements thereon, situate lying and being in the village of Knoxville, Frederick County, Maryland, designated as lots 21, 22, 23, and 24 on the plat of Rhodes Addition to Knoxville, containing 16,632 square feet of ground more or less, and being the same lots of ground conveyed to the said Morgan P. Runkles and Mary A. Runkles, his wife, by the Board of Education of Frederick County, a body corporate, et al, by deed dated the 21st day of December, 1926, and recorded among the land records of Frederick County, Maryland.

Fourth, all that tract or parcel of land situate, lying and being in the village of Knoxville Frederick County, State of Maryland, being lot #19, in Rhodes Addition, in Knoxville, being the same tract or parcel of land conveyed to the said Morgan P. Runkles and Mary A. Runkles, his wife, by Charles H. Feete and wife by deed dated January 21st, 1927, and recorded among the land records of Frederick County, Maryland.

That said deed of mortgage contained a clause that provided that if default be made in the payment of said promissary note at maturity, or in the renewal thereof, then it shall be lawful for Wm. S. Wachtel, as Trustee, to sell said mortgaged premises at the Court House Door at Frederick City, Maryland, at public auction for cash, after having given at least three weeks public notice inserted in some newspaper in Frederick County, stating the time, place, manner and terms of sale, and such other notice as such Trustee shall think proper, all of which will more fully and at large appear by duly certified copy of said mortgage filed herewith as a part hereof and marked "Exhibit A".

That default was made in the payment of the money secured by said mortgage, and the last renewal of the amount due thereon, and that there is now due and owing unto the said Myersville Savings Bank the sum of \$1600.00 with interest due thereon from the date of January 2nd, 1932, at the rate of 6% per annum, as will more fully and at large appear by said promissary note signed by Morgan P. Runkles, and Mary A. Runkles, his wife, filed herewith as a part hereof, and marked "Exhibit B".

That default having been made in the payment of said mortgage debt, your petitioner as Trustee named in said "Exhibit A", was called on by said mortgagee to exercise the power of sale, contained in said mortgage for its benefit, and having first filed with the Clerk of your Honorable Court his duly approved bond in the penalty of \$4000.00, and having duly advertised the time, place, manner and terms of sale for more than three successive weeks in the Frederick Post, a newspaper published in Frederick County, Maryland, before the 18th day of April, 1936, as will appear by reference to the printer's certificate, filed herewith as a part hereof, and marked "Exhibit C"., and also by sale bills circulated in Middletown Valley, and elsewhere, near the mortgaged real estate, your petitioner did attend in person at the Court House Door, in Frederick City, Maryland, on said April 18th, 1936, at the hour of 10:30 A.M., and then and there offered said real estate at public auction, and sold the first, second, third and fourth tracts or parcels of land with improvements thereon as advertised, to Reno S. Harp at and for the sum of \$800.00 he being then and there the highest and best bidder therefor, and said purchaser has signed a memorandum of sale in which Reno S. Harp, agrees to comply with the terms thereof, all of which will more fully and at large appear by reference to the Memorandum of Sale filed herewith as a part hereof, and marked "Exhibit No. 1".

That your petitioner reports his gross amount of sales to be \$800.00.

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

and, as in duty bound, etc.

William S. Wachtel
Trustee named in the mortgage of Morgan P.
Runkles, and Mary A. Runkles, to the Myersville
Savings Bank, Mortgagee.

Reno S. Harp
Solicitor