

same real estate and premises described in a certain deed from Louis A. Rosenstock and Hortense S. Rosenstock, his wife, to the said Samuel L. Powell and Lillie M. Powell, his wife, said deed being dated on the 28th day of May, in the year 1920, and recorded in Liber No. 340, Folio 40, one of the Land Records of Frederick County, Maryland, all of which will more fully and at large appear by reference to a duly certified copy of said mortgage as found recorded in Liber No. 353, Folio 527, one of the Land Records of Frederick County, Maryland; a certified copy of said mortgage is filed herewith and marked "Exhibit No. 1," which, together with all other Exhibits, is prayed to be taken as a part of this Report.

That said mortgage contains a clause that in default of payment of said mortgage debt, or upon failure to keep the covenants in said mortgage, then it shall be lawful for the said Citizens National Bank of Waynesboro, Pa., its successors or assigns, to sell the said mortgaged property, at public sale, after thirty days' notice of the time, place and terms of sale in one or more newspapers published in Frederick County, Maryland, all of which will more fully and at large appear by reference to said "Exhibit No. 1."

That the said the Citizens National Bank of Waynesboro, Pa., did on the 22 day of December, in the year 1936, assign, transfer and set over to Holden S. Felton, Esq., attorney at law, of Frederick, Maryland, for the purpose of foreclosure and collection, your Petitioner herein, the aforesaid mortgage, "Exhibit No. 1" filed herewith, and as will more fully and at large appear by reference to said "Exhibit No. 1."

That default was made by the said Samuel L. Powell and Lillie M. Powell, his wife, Mortgagors, in the payment of said mortgage debt, interest and taxes, and there is now due and owing thereon the sum of \$2300.00 on the principal, with the additional sum of \$299.39 accrued and unpaid interest thereon, making in all due on said mortgage debt, secured by said mortgage, the sum of \$2599.39 to the date of February 10th, in the year 1937, all of which will more fully and at large appear by reference to statement of mortgage debt filed herewith as a part hereof and marked "Exhibit No. 2."

That your Petitioner having filed his duly approved bond with the Clerk of the Circuit Court for Frederick County, Maryland, in the penalty of \$3,000.00, and having given notice by public advertisement in the "Daily News," a newspaper published in Frederick City, Frederick County and State of Maryland, once a week for thirty days prior to the 13th day of February, in the year 1937, setting forth the time, place, manner and terms of sale, as will more fully and at large appear by reference to the Printer's Certificate filed herewith and marked "Exhibit 3," your Petitioner did attend in person at the Court House, in Frederick City, Frederick County, Maryland, on Saturday, February 13, in the year 1937, at the hour of 11 o'clock a. m., and did then and there offer at public sale the real estate described in and conveyed by said mortgage, "Exhibit No. 1," and then and there sold the same unto Citizens National Bank and Trust Company, of Waynesboro, Pa. at and for the sum of \$2500.00, it then and there being the highest and best bidder therefor, and the said purchaser has complied with the terms of sale, and has executed a written acknowledgment of purchase filed herewith, as a part hereof, marked "Exhibit No. 4," wherein it has agreed to fully comply with the terms of sale upon the ratification thereof by your Honorable Court.

That your Petitioner reports his gross amount of sale to be \$2500.00

WHEREFORE your Petitioner prays that your Honors will ratify and confirm the sale as made by him and as herein reported.

And as in duty bound, etc.

Holden S. Felton
 Assignee of Mortgage of Samuel L.
 Powell and Lillie M. Powell, his
 wife.

STATE OF MARYLAND,)
) to-wit:
 FREDERICK COUNTY,)

I HEREBY CERTIFY, That on this 13th day of February, 1937, before me, the subscriber,