

village of Urbana, in Frederick County, Maryland, which was conveyed to the said Emma S. Anderson by John Scott Grinder, by deed dated on the 18th day of January, 1887, and recorded in Liber W. I. P. No. 1, folio 741, one of said Land Records and being the same land and premises which were conveyed to the said John Scott Grinder by Margaret I. Peters, et. al., by deed dated March 6th, 1884, and duly recorded in Liber A. F. No. 9, folio 8 &c., one of the Land Records aforesaid.

That the said Emma S. Anderson and Thomas A. Anderson, her husband, mortgagors covenanted to pay the mortgage debt and interest and in event of default being made in the payment thereof at the time limited for its payment, or any renewal of the mortgage note at maturity, then it shall be lawful for William H. Nicodemus, Secretary of the said Franklin Savings Bank, of Frederick, or the Assignee of said mortgage to enter and possess and sell the said mortgaged premises on the premises in Frederick County, Maryland, at Public Auction for cash or one half cash and the residue in six months from the day of sale, at the option of William H. Nicodemus, Secretary of the said Savings Bank, or the Assignee of this mortgage, after giving at least three weeks' public notice of the time, place, manner and terms of sale in some newspaper published in Frederick County at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of the sale thereof to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the mortgagee, and then to the payment of the said promissory note with the interest thereon, that is due and unpaid, or to the payment of the last renewal note of the said promissory note with the interest on said renewal note that is due and unpaid, and to pay the amount of the taxes and the amount of the premiums of insurance paid by the said Savings Bank, with interest thereon from the time the said taxes and said premiums were paid, and to pay the surplus to the said Emma S. Anderson.

That the said Franklin Savings Bank of Frederick assigned the said mortgage to the Commercial State Bank of Frederick, Maryland, who assigned the same to the Commercial Bank of Maryland, which said assignee assigned the said mortgage to your petitioner, all of which will appear by reference to a certified copy of said mortgage filed herewith and marked "Exhibit Mortgage", which it is prayed may be taken together with all other exhibits filed herein as a part of this Petition.

That default having been made in the payment of said indebtedness at the time limited for the payment thereof, the said Bion E. Anderson, having filed his duly approved bond as required by law, advertised the said property for sale at public auction after giving three weeks' notice of the time, place, manner and terms of sale by advertisements inserted in The Post, a newspaper published in Frederick County, Maryland, once a week, for three successive weeks prior to the date of sale, as will appear by reference to "Printer's Certificate", filed herewith, and pursuant to said notice, did attend on the said mortgaged premises, in the said village of Urbana, Maryland, on Saturday, February 5th, 1938, at the hour of two o'clock, P. M. and after having the sale of said property called for a reasonable time, your petitioner sold the same to Gilmore R. Flautt at and for the sum of Seven Hundred & Sixty-five (\$765.00) said Gilmore R. Flautt being at that sum, the highest and best bidder therefor, a "Certificate of Purchase" is filed as Exhibit thereof.

And the assignee further reports that he has received from said purchaser the sum of two hundred dollars on account of said purchase price and said purchaser has agreed to pay the balance of \$565.00 upon the ratification of the sale by your Honorable Court.

All of which is respectfully submitted.

Bion E. Anderson
Assignee.

George R. Dennis Jr.
Solicitor.