

Lantz to secure the same, whereby they conveyed unto him all those four tracts of land particularly described in said mortgage and which are described as follows, that is to say: First, All that tract of land situate, lying and being in Thurmont District, Frederick County, State of Maryland, about 3 miles from Thurmont on the State Road leading from Thurmont to Emmitsburg, containing 14 acres and 150 square perches of land, more or less, being the same tract of land described in a deed from Sarah D. Zentz et al to Daniel W. Zentz, dated March 9, 1901, and recorded among the Land Records of Frederick County in Liber D.H.H. 11, folio 423, to which deed and the deeds therein referred to reference is hereby made for a full and particular description of said tract of land; Second, All that tract of mountain land containing 17 acres, 2 roods and 14 square perches of land, more or less; Third, all that tract of mountain land, known as "Recker Lot", containing 15 $\frac{3}{8}$ acres of land, more or less; Fourth, All that tract of mountain land called "Crouse Lot", containing 15 acres of land, more or less, all situated in the 15th Election District of Frederick County and being particularly described and referred to in a certain deed from Sarah D. Zentz et al to Daniel W. Zentz, dated March 9, 1901, and recorded among the Land Records of Frederick County in Liber D.H.H. 11, folio 423, to which deed and the deeds therein referred to reference is hereby made for a full and particular description of said tracts of land.

2. That said mortgage provided upon default in the payment of said mortgage debt, or the interest thereon to accrue, at any time limited for the payment of same, or in any other covenant or condition of said mortgage, then the entire mortgage debt would be deemed due and demandable, and it should become lawful for the said mortgagee or the assignee of said mortgage at any time after such default to sell the property thereby mortgaged and hereinabove described, or so much thereof as might be necessary to satisfy and pay said mortgage debt, interest and costs incurred in making said sale, and to grant and convey the property to the purchaser or purchasers thereof, his, her or their heirs and assigns; said sale to be made in the manner provided in said mortgage, after not less than twenty days' notice, in a newspaper published in Frederick County, of the time, place, manner and terms of sale; and to apply the proceeds of such sale as provided in said mortgage. Said mortgage was heretofore filed in this proceeding April 16, 1936, and is to be deemed and taken as a part hereof.

3. That said Assignee did heretofore file herein, on April 16, 1936, a statement of the balance, principal, and interest due on said mortgage debt, which is likewise to be taken and considered as a part hereof.

4. That default having been made in the payment of the principal of said mortgage debt and interest, the said Lester S. Birely, Assignee herein, after having filed herein his duly approved bond, and after having advertised said property for sale at public auction by advertisement inserted in the Cacotin Clarion, a newspaper published in Frederick County, for more than twenty days prior to said sale, giving notice of the time, place, manner, and terms of sale, as will appear from the certificate heretofore filed herein on April 16, 1936, did offer the property hereinabove described, and particularly described in said mortgage, at public sale on the premises, on March 28, 1936, at 2:00 P. M., to the highest bidder, and then and there sold said four tracts of land as an entirety unto Roscoe S. Lantz, at and for the sum of \$3,139.50, as is evidenced by the certificate of purchase filed on April 16, 1936, the said Roscoe S. Lantz being at that price the highest and best bidder for said property

The said Lester S. Birely, Assignee herein, further reports that he first offered said four tracts of land separately, reserving the respective bids therefor, and did thereupon offer said four tracts of land for sale as an entirety, all according to the advertisement thereof; and that the bid of \$3,139.50, offered by said Roscoe S. Lantz, for said four tracts of land as an entirety, was higher than the aggregate of bids received by Lester S. Birely, Assignee, for said four tracts of land when offered separately.