

All those lots, parts of lots, pieces or parcels of ground situate, lying and being in the Town of Brunswick, Brunswick Election District, Frederick County, Maryland, fronting 50 feet on Sixth Avenue and 125 feet on "A" Street, said lot being of uniform width and depth, and being the southern one-third of lots Nos. 20, 21 and 22 in Block No. 10 as shown on the Plat of The Real Estate and Improvement Company of Baltimore City's Sub-division of Part of Brunswick, prepared by R. T. Mavin, Surveyor, dated July 24, 1890, and recorded in Liber W.I.P. No. 13, folio 311, one of the Land Records of Frederick County.

Being all and the same real estate which was conveyed unto Roy B. Cannon and Violet H. Cannon, his wife, by Lula B. McMurry, widow, by deed dated July 18, 1946, and recorded in Liber No. 455, folio 294, one of the Land Records of Frederick County.

2. That there is still due and owing unto your Petitioner on the aforesaid mortgage note the principal sum of One Thousand, Five Hundred Seventy-five Dollars (\$1,575.00), together with interest thereon at the rate of six per cent (6%) from August 20, 1951, together with the sum of Eight Dollars and Sixty Cents (\$8.60) advanced for insurance premium as provided by said mortgage, the said Mortgagors having failed to furnish a policy of insurance in accordance with the covenants of said mortgage, making a total indebtedness due as of the date of sale of One Thousand, Six Hundred Thirty-one Dollars and Seventy Cents (\$1,631.70), all of which will more fully appear by reference to the said mortgage note filed herewith as aforesaid, and the statement of mortgage claim filed herewith as "Exhibit No. 2", which is prayed may be taken and considered a part hereof.

3. That there is contained in said mortgage, the original copy of which has been heretofore filed in these proceedings as "Exhibit A", and which is prayed may be taken and considered a part hereof, a provision that if default be made by the said Mortgagors in the payment of the said promissory note at maturity, or any renewal or renewals thereof, when due, or of any interest thereon when due, or if default shall be made in the performance of any of the covenants of this mortgage, then it shall be lawful for any assignee of this mortgage to sell the said mortgaged premises at the Court House door in Frederick City, Frederick County, Maryland, at public auction for cash after giving at least twenty days' public notice of the time, place, manner and terms of sale published in some newspaper in said County prior to the day of sale, and default having been made in the payment of the said mortgage debt and the said mortgage having been duly assigned unto your Petitioner for foreclosure, your Petitioner became duly authorized to execute the power of sale contained in the said mortgage by reason of the said default.

4. That having first advertised the said mortgaged real estate for more than twenty days prior to the day of sale in "The Frederick Post" and also by additional publication in "The Blade-Times", newspapers published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the printer's certificate from "The News Post" filed herewith marked "Exhibit No. 3" and which is prayed may be taken and considered a part hereof, and after filing as Assignee a duly approved bond in your Honorable Court, your Petitioner proceeded to sell the said real estate at public auction at the Court House door in Frederick City, Frederick County, Maryland, on Wednesday, March 26, 1952, at 10:30 o'clock A.M., and your Petitioner, attending said sale, then and there sold the said real estate unto The Bank of Brunswick, a body corporate, it being then and there the highest and best bidder therefor, at and for the sum of One Thousand, Five Hundred Dollars (\$1,500.00), which said purchaser has fully complied with the terms of sale and signed the Acknowledgment of Purchase filed herewith as Exhibit "No. 4" and which is prayed may be taken and considered a part hereof.

WHEREFORE, your Petitioner reports the total amount of said sale to be One Thousand, Five Hundred Dollars (\$1,500.00) and prays that your Honorable Court may ratify and confirm said sale as herein reported.