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it should be lawful for the said Peoples National Bank in Brunswick, or its agent and attorney, or for any assignee of the said mortgage, at any time after such default, to sell the property therein mortgaged at public auction for cash, and to grant and convey the said property to the purchaser or purchasers thereof, his, her, or their heirs and assigns, upon giving notice of the time, place, manner and terms of sale, by advertisement for more than twenty (20) days prior to the day of sale in some newspaper printed in Frederick County, and in the event of sale to apply the proceeds as in said mortgage stipulated. All of which will fully appear by reference to said mortgage filed in these proceedings as "Exhibit Mortgage" and which, together with all other exhibits, herewith produced, it is prayed may be taken and considered as a part of this petition and report.

SECOND: Default having been made in the payment of the principal and interest due upon said mortgage, as in said mortgage provided, the Peoples National Bank in Brunswick, a body corporate, on the 19th day of September, 1962, assigned the said mortgage to the said William W. Wenner for the purpose of foreclosure, as will appear in the said "Exhibit Mortgage".

THIRD: That subsequent to the said assignment, the said William W. Wenner, assignee, advertised said parcel of real estate conveyed by said mortgage as hereinabove mentioned at public auction and filed his duly approved bond as required by law after giving notice of the time, place, manner and terms of sale, by advertisement in the Blade Times, a newspaper published in Frederick County, Maryland, once a week for three successive weeks, being more than twenty days before said sale, and did pursuant to said notice attend at the front door at the Peoples National Bank in Brunswick, Brunswick, Frederick County, Maryland, on October 5, 1962, at the hour of 2 o'clock P.M. (EDST) and then and there proceeded to sell said real estate as follows:

Your assignee offered the parcel of said mortgaged property and received a bid of One Thousand Seven Hundred Ninety-three and 23/100 Dollars (\$1,793.23), which was then and there the highest and best bid your assignee received for said parcel of mortgaged premises; and your assignee did then and there sell said mortgaged premises, together with the improvements thereon, to Peoples National Bank in Brunswick, a body corporate, at and for the sum of One Thousand Seven Hundred Ninety-three Dollars and Twenty-three Cents (\$1,793.23), it being then and there the highest and best bidder therefore, and for cash upon the ratification of said sale by your Honorable Court.