

45 degrees 45 minutes West 208.50 feet to a point on the Eastern margin of East Main Street, thence by and with said Eastern margin of East Main Street (4) 79.90 feet to the place of beginning. Being all and the same parcel of land which was conveyed by Rolling Acres, Inc., to Ronald B. Spoor and Pauline M. Spoor, his wife, by deed dated December 5, 1962 and recorded in Liber No. 677, folio 451, one of the Land Records of Frederick County, Maryland.

2. That there is still due and owing unto your Petitioner on the aforesaid note the principal sum of \$11,200.00 with interest thereon in the amount of \$633.43, making a total indebtedness due as of the date of sale of \$11,833.43, all of which will more fully appear by reference to the Statement of Deed of Trust claim heretofore filed.

3. That there is contained in said Deed of Trust a provision that if default be made by the said Ronald B. Spoor and Pauline M. Spoor in the payment of the said promissory note or any installment thereof then the same shall mature and become payable and it shall then be lawful for the Trustee or his assignee to sell the said property to satisfy and pay said debt, interest and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your petitioner, as Assignee, became duly authorized to execute the power of sale contained in said Deed of Trust by reason of said default.

4. That, having first advertised the said premises once a week for three successive weeks prior to the day of sale in "The News - Post", a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Certificate of Publication filed herewith as Exhibit 2 which is prayed may be taken and considered a part hereof, and after filing a duly approved bond, your petitioner proceeded to sell said real estate at public auction at the Court House door in Frederick, Maryland on Monday, July 29, 1963 at 10:00 o'clock A.M., and your petitioner attending said sale, then and there sold the said real estate unto Approved Bancredit Corporation, it being then and

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