

convey the same in fee simple upon compliance with the terms of sale to and at the cost of the purchasers thereof, who shall not be required to see to the application of the purchase money . . . .", and default having been made in the payment of both the principal and interest on the promissory note secured as aforesaid, your Petitioners became duly authorized to execute the power of sale contained in the said Deed of Trust by reason of the said defaults.

4. That your Petitioners, having first advertised the said property for more than three successive weeks prior to the day of sale in "The Frederick Post" and "The News", newspapers published in Frederick, Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Printer's Certificate filed herewith, marked Exhibit "No. 2", and which is prayed may be taken and considered a part hereof, and after filing their duly approved bond in your Honorable Court, the said Herman Singer, acting for and on behalf of the said Trustees (the said Dave Brooks being physically incapacitated and unable to attend said sale, as will more fully appear by Doctors' Certificate filed herewith as Exhibit "No. 3", and prayed may be taken and considered a part hereof), proceeded to sell the said real estate at public auction at the Court House door in Frederick, Frederick County, Maryland, on Friday, September 17, at 11:00 o'clock A.M., D.S.T., and then and there sold the said real estate unto DeCor Fabricators, Inc., SUBJECT, however, to the lien and indebtedness secured by a First Deed of Trust from the said Elmo E. Rausch and Lillian I. Rausch, his wife, to David E. Betts and Lewis R. Roberts, dated June 17, 1964, and recorded in Liber No. 706, folio 542, one of the Land Records of Frederick County, Maryland, said indebtedness being represented by a promissory note of even date therewith to County Federal Savings & Loan Association of Rockville, Maryland, in the unpaid gross balance of Thirteen Thousand, Nine Hundred Forty-four Dollars and Forty-five Cents (\$13,944.45), at and for the sum of One Thousand, Eight Hundred Fifty Dollars (\$1,850.00), it being then and there the highest and best bidder therefor, which said purchaser has fully complied with the terms of sale, and signed an Acknowledgment of Purchase, filed herewith as Exhibit "No. 4", and which is prayed