West 165 feet to a corner heretofore made, thence by a line of division heretofore made, (3) South 65 3/4° East 69 feet, more or less, to the Eastern margin of the whole lot conveyed by the aforesaid deed, and thence by and with the Eastern margin thereof, (4) North 24 1/2° East 165 feet, more or less, to the place of beginning, containing 11,385 square feet of land, more or less.

(2) That there is still due and owing unto your Petitioner by the note secured by the said real estate mortgage the principal sum of Two Thousand Eight Hundred Fourteen Dollars and Forty-two Cents ($2,814.42) with interest thereon to June 1, 1965, in the amount of One Hundred Twenty-six Dollars and Sixty-three Cents ($126.63), making a total indebtedness due as of the date of sale of Two Thousand Nine Hundred Forty-one Dollars and Five Cents ($2,941.05), all of which will more fully appear by reference to the Statement of Mortgage Claims heretofore filed.

(3) That there is contained in said real estate mortgage a provision that if default be made by the said Alma G. Merryman 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 Null, Incorporated or its Assignee to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale, and default having been made in the payment of principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained in said mortgage by reason of said default.

(4) That having first advertised the said real property at least 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 reference to 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

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