S. 74¾° E. 106.0 feet line described in a deed from James M. Goodman and wife to Emory S. Whipp and wife, dated March 1, 1920 and recorded in Liber No. 329, folio 514, one of the land records for Frederick County, and running thence by and with the following or S. 14¼° W. 1000.00 feet line of said deed (1) S. 14¼° W. 150.0 feet to the north side of Poplar Street, thence by and with the north side of Poplar Street, (2) N. 74¾° W. 100.0 feet to a point, thence (3) N. 14¼° E. 150.0 feet to the aforesaid outline of the whole property of LeRoy Hoke and Ola V. Hoke, thence by and with said outline (4) S. 74¾° E. 100.0 feet to the place of beginning.

It being the same real estate conveyed to Virginia N. LaCorte by deed from Joseph J. Coady and Josephine M. Coady, his wife, by deed dated June 5, 1959 and recorded in Liber No. 619, folio 410, one of the land records of Frederick County. The said mortgages were given to secure the payment of the sum of Six Thousand Seven Hundred Dollars ($6,700.00) and Two Thousand Dollars ($2,000.00) respectively, the originals of said mortgages being filed in these proceedings marked "Exhibit A" and"Exhibit B", respectively.

SECOND: That said mortgagescontained a provision that in case of default therein the mortgagee or its assignee would be authorized to exercise the power of sale in said mortgage as contained; that the said Virginia N. LaCorte, widow, and Virginia N. LaCorte Bopst and Alvin M. Bopst, her husband, did default in the payment thereof, whereupon your Petitioner as assignee of said mortgagesbecome empowered to exercise said power of sale and qualified by giving his bond to the State of Maryland, in the amount of $7,000.00, conditioned upon the faithful performance of his duties in the premises and advertised said real estate and improvements to be sold at public sale on Thursday, May 5, 1966 at the Court House door, Frederick City,