

FROM THE N

**ASSIGNEE'S SALE  
OF VALUABLE FEE SIMPLE  
REAL ESTATE AND IMPROVEMENTS**

By virtue of the power of sale contained in a mortgage from Donald E. Giannini and Arlene A. Giannini, his wife, to Bernstein Realty Corporation, a body corporate of the State of Maryland, dated June 1, 1973 and recorded in Liber 914, folio 133, one of the Land Records of Frederick County, Maryland, and said mortgage being in default and having been assigned to the undersigned Assignee for purposes of foreclosure, the said Assignee will offer for sale at the Court House door in the City of Frederick, Maryland, on the 11th day of December, 1979, at 10:00 A.M., all of the hereinafter described real estate with improvements thereon described in said mortgage, to wit:

All that tract or parcel of ground situate, lying and being on the South side of East Main Street, in Thurmont, Frederick County, Maryland, beginning at the end of a line drawn S 65 degrees E, 14 feet from the Northeast corner of a lot formerly owned or held by Cyrus Cover on East Main Street, and running thence by and with the said street S 65 degrees E 11 perches; thence S 25 degrees W 12 perches; thence N 65 degrees W 10.2 perches; thence N 21 degrees E 12 perches to the place of beginning, containing 127 square perches of land, more or less.

BEING all and the same real estate as conveyed to Donald E. Giannini and Arlene A. Giannini, his wife, from Bernstein Realty Corporation, by deed dated June 1, 1973 and recorded in Liber 914, folio 131, one of the Land Records aforesaid.

The above real estate is improved with a multi-store industrial building formerly occupied by the Claire Frock Company.

TERMS OF SALE: A cash deposit or certified check of \$6,000.00 at time of sale, the balance in cash upon final ratification of sale by the Circuit Court of Frederick County, balance to bear interest at the rate of 10% per annum from date of sale to date of settlement. Taxes, water rent to be adjusted to date of sale. Costs of settlement, preparation of documents, recordation and conveyancing taxes, recordation and notary fees and all other costs to be paid by purchaser.

**MANUEL M. WEINBERG,**  
Assignee

GLENN C. MICHEL,  
WEINBERG & MICHEL  
Attorneys for Assignee  
100 N. Market Street  
Frederick, Maryland 21701  
Phone 662-1113

ACKNOWLEDGEMENT OF PURCHASE

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto at and for the sum of

Eighty Five Thousand

Dollars (\$ 85,000.00 ), the sum of Five Thousand

Dollars (\$ 6,000.00 ) having been paid this date, and the balance of Seventy Nine Thousand

Dollars (\$ 79,000.00 ) being due and payable at the time of final settlement and I (we) do hereby agree to comply with the terms of sale as set forth in the advertisement attached hereto, and further that I (we) have not either directly or indirectly discouraged any person from bidding on this property.

WITNESS my (our) hand (s) and seal (s) this 11th day of December, 1979

*THE CLAIRE FROCK COMPANY, INC.*

*By: Calvin Charles Pius* (SEAL)  
\_\_\_\_\_  
(SEAL)

WITNESS

*Glenn C. Michel*

*Delbert Null*  
Delbert Null, Auctioneer

*Filed December 28, 1979*