

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated August 31, 1979 and recorded in Liber 1094, folio 178, one of the Land Records of Frederick County, from Thomas M. Mannix and Margaret L. Mannix, his wife, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred herein and continuing, the undersigned as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland on **SEPTEMBER 13, 1983**

AT 10:00 A.M.

all the following described real estate, to-wit:

All those two parcels of land situate, lying and being on North side of East Eighth Street in Frederick City, Frederick County, Maryland, and being all and the same property conveyed unto Thomas M. Mannix and Margaret L. Mannix, his wife, by deed from George M. Layman dated August 31, 1979 and recorded in Liber 1094, folio 175, one of the Land Records of Frederick County, Maryland.

This property is improved with an eight room, brick dwelling house with two and one-half baths, slate roof and oil-fired hot water heating system and being known and designated as No. 121 East Eighth Street, Frederick, Maryland.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

TERMS OF SALE: A deposit of \$5,000.00 in cash, or by a certified check drawn upon or a cashier's or treasurer's check of, a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 16% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of sale. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied with within ten (10) days after final ratification thereof by the Circuit Court for Frederick County; otherwise the deposit shall be forfeited and the property shall be resold at the risk and cost of the defaulting purchaser or purchasers.

**H. Reese Shoemaker, Jr.,
Assignee**

James H. Clapp
SHOEMAKER, SMITH AND CLAPP
124 North Court Street
Frederick, Maryland 21701
301-663-8100
Attorneys for Assignee

Delbert S. Null, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

We, the undersigned, hereby agree(s) to have purchased from H. Reese Shoemaker, Jr., Assignee in No. 33,779 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and

for the sum of Fifty-four Thousand Dollars

(\$54,000.00) of which the sum of Five Thousand Dollars

(\$5,000.00) is paid simultaneously with the execution hereof.

Dated:

Reese Paul Phillips (SEAL)

Arline Phillips (SEAL)

Witness:

DM

Filed Sept 14, 1983