

# ASSIGNEE'S SALE OF VALUABLE UNIMPROVED FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in the Mortgage from Salvatore Barone and Linda M. Barone, his wife, unto Jack Fagin and Geraldine Fagin, his wife, dated the 7th day of November, 1980, and recorded in Liber 1131, folio 3, among the Land Records for Frederick County, Maryland, holder of the indebtedness as secured by the Mortgage having appointed Seymour B. Stern as Assignee by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, and default having occurred under the terms thereof, the undersigned Assignee will offer for sale at public auction, on

**MONDAY, JULY 16, 1984**

**10:00 A.M.**

**AT THE  
FREDERICK COUNTY COURTHOUSE  
UNDER THE CLOCK TOWER**

All that lot or parcel of land situate, lying and being in Burkittsville Election District, Frederick County, State of Maryland, and being known and designated as Lot number Two (2), Section II, Lamb Knolls Farms, recorded in Plat Book 7, at Plat 94, one of the Plat Records of Frederick County, Maryland.

BEING all and the same real estate which was conveyed unto Salvatore Barone and Linda M. Barone, his wife, by Jack Fagin and Geraldine Fagin, his wife, by deed dated the 7th day of November, 1980, and recorded in Liber 1131, folio 1, among the Land Records for Frederick County, Maryland.

**TERMS OF SALE:** The above mentioned real property is to be sold in an "as is" condition, and subject to the liens and restrictions of record, if any. A deposit of Three Thousand and no/100 Dollars (\$3,000.00) in cash, certified check, or other instrument acceptable to the Assignee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Assignee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Assignee and shall bear interest from date of sale to the date of settlement at the rate of thirteen percent (13%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Assignee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent (if any) and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing shall be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

**SEYMOUR B. STERN, Assignee**

Robert J. Kresslein, Esquire  
Seymour B. Stern, P.A.  
118 West Church Street  
P.O. Box 703  
Frederick, Maryland 21701  
(301) 663-5335  
Attorney for Assignee  
TROUT AUCTIONEERS, INC.  
15 North Court Street  
Frederick, Maryland 21701  
(301) 663-1555  
Auctioneer

## 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 Twenty-Five Thousand and no/100----- (\$ 25,000.00 ) the sum of ----- (\$ -----) having been paid this date, and the balance of Twenty-Five Thousand and no/100----- (\$ -----) being due and payable at the time of final settlement, and I/we do further covenant and agree that I/we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my/our hand(s) and seal(s) this 16th day of July, 1984.

*Jack Fagin and Geraldine Fagin*  
\_\_\_\_\_  
PURCHASER

*Martha T. Strassburg*  
\_\_\_\_\_  
AUCTIONEER

*Filed July 31, 1984*