

EXHIBIT C

F. THEODORE ELLIOT, ASSIGNEE * NO. 666E CIVIL
 OF JUDITH P. DUGGAN *
 and JUDITH P. DYER, * IN THE CIRCUIT COURT
 MORTGAGEES OF *
 GEORGE B. GERNAND * FOR
 and GLORIA M. GERNAND *
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ACKNOWLEDGMENT OF PURCHASER AT MORTGAGE SALE

I hereby acknowledge to have purchased from F. Theodore Elliot, Assignee of Judith P. Duggan and Judith P. Dyer, under mortgage from George B. Gernand and Gloria M. Gernand, dated July 18, 1979, and recorded among the Land Records of Frederick County, Maryland in Liber 1089, folio 847, on this 18th day of March, 1985, all that lot or parcel of land situate along the north side of Route 77 approximately 1/2 mile southwest of Thurmont, Frederick County, Maryland, and being a portion of all that real estate conveyed unto George W. Gernand and Celeste W. Gernand, by Deed dated May 15, 1964, and recorded in Liber 703, folio 352, one of the Land Records of Frederick County, Maryland, and being more fully described in the annexed advertisement at and for the sum of Twenty Thousand and Ten Dollars (\$20,010.00) and upon the terms of sale set forth in said advertisement.

FILED

MAR 26 9 33 AM '85

ESS: CHARLES C. KEILER, CLERK

d. D. Weirby
to buy by:

W. P. Haynes
Rennay Haynes

ASSIGNEE'S SALE OF VALUABLE RESIDENTIAL PROPERTY

Located in Thurmont Election District, Frederick County, Maryland

By virtue of the power of sale contained in a mortgage from George B. Gernand and Gloria M. Gernand to Judith P. Duggan and Judith P. Dyer, which said mortgage was dated on the 18th day of July 1979, and recorded in the Land Records of Frederick County, Maryland in Liber 1089, folio 847, said mortgage having been assigned on the 19th day of December, 1984, to F. Theodore Elliot for the purpose of foreclosure and collection, the undersigned Assignee will offer for sale at the Court House door in Frederick County, Maryland, on Monday, March 18, 1985 at 11:00 AM, all of the hereinafter described real estate, to wit:

Situate along the north side of Route #77 approximately 1/2 mile southwest of Thurmont, Frederick County, Maryland as shown on Frederick County Tax Map #19 and being more particularly described in accordance with the Maryland Grid System as determined by monumented corners of Catoctin Mountain Park located by a recent survey by J. B. Ferguson, Engineering, Inc. as follows:

Being at an iron pipe set, said iron pipe being N 04 degree 32' 00" E 240.00 ft. from a found concrete monument, said monument being shown on plot of Catoctin Mountain Park, dated June 1964 and having Maryland Grid coordinates of N 650904.64, E 678843.68, also being the end of the 12th line of the deed from Charles Root to Joseph C. Gernand by deed recorded in Liber 508, Folio 542 and running thence, N 76 degrees 14' 55" E 333.39 ft. to an iron pipe set, thence N 50 degrees 00' 30" E 393.33 ft. to an iron pipe set, thence N 17 degrees 22' 55" E 246.78 ft. to an iron pipe set, thence N 49 degrees 31' 50" E 305.92 ft. to an iron pipe set, thence N 67 degrees 41' 10" E 268.17 ft. to an iron pipe set, thence N 15 degrees 45' 55" E 282.15 ft. to an iron pipe set, said iron pipe being N 75 degrees 39' 20" W 160.00 ft. from a found concrete monument being the beginning of the 11th line, 11th line also being the marginal line between Joseph C. Gernand and Catoctin Mountain

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TERMS OF SALE: A deposit of \$4,000.00 in check will be required from the purchaser or purchasers on the day of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. All costs of conveyancing, all revenue stamps and transfer taxes and all other conveyancing expenses of any nature to be at the expense of the purchaser or purchasers including the cost of the preparation of the deed and interest on the purchase price from the date of sale to the date of settlement at 12% per annum. In the event of default, Purchaser shall bear all costs of resale, including a reasonable attorney fee.

F. THEODORE ELLIOT ASSIGNEE
Paula A. Grogg
Solicitor for Assignee
19 N. Court Street
Frederick, MD 21701
Donald N. Briggs, CAI
Auctioneer
394-9588
Date of publication
March 1, 8, 15

Park, and running thence with 11th line corrected bearing and distance N 75 degree 39' 20" W 1,177.83 ft. to a found concrete monument at the end of the 11th line, thence with 12th line corrected, 12th line also being the marginal line between Joseph C. Gernand and Catoctin Mountain Park S 04 degree 32' 00" W 1,435.00 ft. to the point of beginning containing 23.09 Acres, more or less together with any right of way from public road to tract retained.
BEING a portion of all that real estate conveyed unto George W. Gernand and Celeste W. Gernand, as joint tenants, from I. Mary Staley, by deed dated May 15, 1964 and recorded in Liber 703, folio 352, one of the Land Records of Frederick County, Maryland. The real estate is unimproved and does not front on any public road. The Assignee makes no representation or warranty regarding the legality of the subdivision of property creating the parcel intended to be conveyed in the mortgage which is the subject of this foreclosure sale.
The property is subject to an option to purchase for \$75,000.00, contained in a Land Installment Contract recorded at Liber 883, Folio 434, said option contained at page 441 and following.