

ASSIGNEE'S SALE

OF REAL ESTATE AND IMPROVEMENTS IN EMMITSBURG DISTRICT, FREDERICK COUNTY, MARYLAND

By virtue of the power of sale contained in a mortgage from Jack M. Kling and Shirley B. Kling, his wife, dated June 30, 1970, and recorded among the Land Records of Frederick County, Maryland, in Liber 826, Folio 695, said Mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House Door in Frederick, Maryland, on:

FRIDAY, SEPTEMBER 6, 1974

AT 11:00 O'CLOCK A.M.

all of the hereinafter described real estate together with the improvements thereon, described in said mortgage, to wit:

All those pieces or parcels of land situate along Simmons Road, in Emmitsburg Election District, Frederick County, Maryland, beginning for the same at a stone marked "H K 1803" at the beginning point as set forth in the deed for 26 acres from George W. Harner, et ux, to Dennis C. Simmons, et ux, dated September 26, 1951, and recorded in Liber 496, Folio 356, one of the Land Records of the County aforesaid, and running thence with the first, second and third lines of said deed, (1) North 18° 14' 20" East 990.79 feet, thence (2) South 75° 34' 20" West 804.85 feet, thence (3) North 67° 58' 20" West 1,437.11 feet, thence running with and beyond the 4th line of the aforesaid conveyance, and with the 5th line of the conveyance from J. Elmer Motter, et ux, to Dennis C. Simmons, et ux, dated March 6, 1947, and recorded in Liber 460, Folio 502, one of the Land Records of the County aforesaid, (4) North 81° 19' 10" West 1,228.34 feet, thence with the sixth, seventh and eighth lines of the last above mentioned conveyance, (5) South 37° 23' 20" West 377.78 feet, thence (6) South 15° 08' 00" West 844.65 feet, thence (7) South 05° 56' 00" East 955.65 feet to a stone found, thence with the ninth and tenth lines which are combined as one line herein, and with the eleventh, twelfth and thirteenth lines of the conveyance from J. Elmer Motter, et ux, to Dennis C. Simmons, et ux, dated and recorded as aforesaid, thence (8) South 70° 39' 20" East 1,310.00 feet, thence (9) South 44° 52' 40" East 873.68 feet to a point on the Westerly line of a county road, thence bounding with said county road, (10) South 62° 09' 30" East 550.84 feet to a stone, thence still with said road and with the aforementioned thirteenth line, (11) South 75° 01' 40" East 914.13 feet to a stone, thence leaving said County road and running with the fourteenth and last line of the conveyance from J. Elmer Motter, et ux, to Dennis C. Simmons, et ux, dated and recorded as aforesaid, of which the last 146.85 feet of said fourteenth line being also the sixth and last line of the conveyance from George W. Harner, et ux, unto Dennis C. Simmons, et ux, dated and recorded as aforesaid, (12) North 03° 51' 00" East 2,152.44 feet to the place of beginning, containing 198,7633 acres of land, as surveyed by A. Morton Thomas and Associates, Registered Land Surveyors, on March 27, 1957.

BEING all and the same real estate which was conveyed unto Jack M. Kling and Shirley B. Kling, his wife, by a deed from Delbert Piper and Marcelene H. Piper, his wife, which said deed was dated June 30, 1970, and recorded among the Land Records of Frederick County, Maryland, in Liber 827, Folio 222.

The improvements to be sold consist of a 7 room brick farmhouse with oil heat, a bank barn, loafing shed, milking parlor, a small barn and miscellaneous outbuildings.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required of the purchaser or purchasers on the date of sale with the balance of said purchase price to be paid upon ratification thereof by the Circuit Court for Frederick County, Maryland.

State and County real estate taxes will be adjusted to the date of sale and all of the other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

WILLIAM W. WENNER, Assignee
3 West Church Street
Frederick, Maryland 21701
Phone 662-8171

ROLLINS, WENNER AND PRICE
Solicitors for Assignee
3 West Church Street
Frederick, Maryland 21701
EMMERT BOWLUS, Auctioneer

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*Exhibit 2
Filed Sept 3, 1974*