

ASSIGNEE'S SALE

of valuable fee simple real property and improvements located on the North side of Hampton's Valley Road and along the East side of Scott Road in Emmelburg Election District, Frederick County Maryland

Under and by virtue of the power of sale contained in mortgages from Viking Ventures, Inc. dated the 19th day of August, 1972, and recorded in Liber 888, folio 145, and the 10th day of August, 1972, recorded in Liber 888, folio 150, among the Land Records of Frederick County, Maryland, the said mortgages being in default and having been assigned to the undersigned Assignee for foreclosure, the said Assignee will offer for sale at public auction at the Court House door in the City of Frederick, Maryland on:

FRIDAY, JULY 11, 1975

AT 11:00 O'CLOCK A.M.

all the hereinafter described real estate and improvements described as follows:

PARCEL 1: Beginning at a point in the center of a public road leading from Mt. Saint Mary's to Elyer's Valley, known as the Valley Road, said point being on the line of division between the land of Charles R. Andrews and wife, lands of George A. Andrews and Daniel Andrews, said point also being the beginning point of a survey of a tract of land containing 240 acres, 148 square perches, prepared by John S. Rhodes for George S. Springer, dated November, 15, 1828, and running thence North 58-1/2° East 102 perches; North 1-1/4° West 103 perches; North 21-1/4° West 127-5/8 perches; North 79° 7' 3" perches; South 87-1/4° West 14.0 perches; South 81° 75' West 102 perches; South 82° West 10.1 perches; North 77° West 18.0 perches; South 87-1/2° West 13.5 perches; South 72-1/2° West 11 perches; South 85-1/4° West 18.0 perches; North 65-1/2° West 7.0 perches; South 89-1/2° West 8.0 perches; South 81-1/2° West 8.0 perches; North 77° West 12.0 perches; North 68° West 12.0 perches; North 78-1/2° West 10.0 perches; North 81° 75' West 10.0 perches; North 70° 75' West 14.0 perches; North 76° West 14.0 perches; North 68° West 11.5 perches; North 11-1/2° East 27.5 perches; North 80-1/2° East 2.0 perches; North 8° West 23.1 perches; North 9-1/2° West 32.4 perches; North 53° East 41.5 perches; North 81° East 52.0 perches; South 80° East 25.2 perches; North 43-1/2° East 34.0 perches; South 63° East 11.1 perches; South 2-1/2° East 4-1/4 perches; South 14° East 28.0 perches; North 75° East 32.7 perches; South 7° East 2 perches; North 75° East 37.3 perches; South 30° East 14.0 perches; South 72-1/4° East 17.0 perches; South 30-1/4° East 23.0 perches; North 58° East 27.2 perches; South 71° East 17.2 perches; North 58° West 22.5 perches; North 81° East 14.4 perches; South 54° 75' East 29.6 perches; South 51° 75' East 10.6 perches; 73° West 27.1 perches; South 14° East 82-1/4 perches; North 74° West 11.7 perches; North 51° 75' West 14.7 perches; North 69° West 17.5 perches; thence by and with the center line of the aforesaid public road, a northwesterly direction in such a manner to exclude a 15.0 acre tract of land being reserved out of the aforesaid 240 acres, 148 square perches tract by Charles R. Andrews and Elsie S. Andrews, his wife, said 15.0 acres being on the southerly side of said public road, a distance of 650.0 feet; thence in a southerly direction 449.0 feet to the corner of the lands of the said Charles R. Andrews and wife and the lands of one Abrams; thence with the lands of Abrams North 63° West 9.5 perches; South 78° West 24.8 perches; thence by a line of division between the lands of said Charles R. Andrews and wife and Daniel Andrews, in a northerly direction and by and with a line

thence 35.0 perches, more or less, to the place of beginning, containing 225 acres, 148 square perches of land, more or less SAVING AND EXCEPTING, HOWEVER, THEREFROM all that lot containing 10-1/2 acres of land, more or less, and being the same property conveyed by Joseph W. Fry, et ux, to William J. Kingler, et ux by deed dated October 18, 1856, and recorded in Liber 573, folio 64, one of the Land Records of Frederick County, Maryland.

The said 114.5 acres of land, more or less, being unimproved real estate fronting on Hampton Valley Road and being all and the same real estate conveyed unto Viking Ventures, Inc. by Michael K. Needy, et ux, et al, by deed dated April 24, 1970, and recorded among the aforesaid Land Records in Liber 823, folio 158.

PARCEL 2: Beginning for the same at a point found along the eastern margin of Scott Road and running thence with the eastern margin of Scott Road N 34-30-12 W 140.87' N 20-51-31 W 829.13' to iron pipe set, N 63-30-51 W 967.13' to iron pipe set, S 22-34-09 E 975.00' to intersect on the south boundary of the whole tract and the north boundary of Charles F. Slouiter as found among the Land Records of Frederick County, Maryland in Liber 720 at folio 558, thence running S 54-41'-36 W 286.86' to an original cornerstone on the 3rd line of CARROLSBURG and the end of the 40th line of NIGH NICKING, thence S 67-30-01 W 698.47' to the place of beginning, containing 22.254 acres of land or 899.384 square feet of land, more or less.

The aforesaid parcel No. 2 being improved with a two story brick dwelling containing 9 rooms and 1 bath with a metal roof and a dirt floor cellar with a steam heat system. Also, said property is improved by a bank barn, concrete silo, dairy house, garage, wagon shed, and other miscellaneous buildings.

The aforesaid parcel 2 being part of the real estate conveyed unto Viking Ventures, Inc. by Ralph L. Tabler, et ux, by deed dated May 8, 1970, and recorded among the aforesaid Land Records in Liber 823, folio 491. The remaining land conveyed by the aforesaid deed and containing approximately 106.75 acres, more or less, will be offered for sale on the same day at 10:30 A.M. by virtue of another Equally proceeding. (See advertisement of Franklin Stillrich, Assignee).

TERMS OF SALE: A deposit of 10 per cent of the purchase price in cash or check acceptable to Assignee will be required of the purchaser at the time and place of sale. Balance of the purchase price to be paid within five days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and public charges will be adjusted to the date of sale and expenses of conveying, including revenue stamps and transfer taxes will be paid by the purchaser. Assignee reserves the right to withdraw the hereindescribed properties from sale at any time.

MANNER OF SALE: The parcels shall be offered separately and the bid reserved. Thereafter, the properties will be offered as an entirety and sold in a manner which produces the greatest proceeds.

JAMES S. NOLAN, Assignee

SEYMOUR B. STERN and
WEINBERG, MICHAEL & STERN,
Attorneys for Assignee
Frederick, Maryland
J. G. TROUT AUCTION & REALTY, INC.
Auctioneer
Frederick, Maryland
301/682-8231

This is to certify that the annexed Advertisement Assignee's Sale was published in The Frederick Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 30 days prior to sale, and the last such publication being made not more than one week prior to the 11th day of July 19 75.

THE NEWS-POST

Per *James S. Nolan*
J.S.N.
Geo. B. Weir, Jr.
Geo. B. Weir, Jr.
Geo. B. Weir, Jr.