

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEES' SALE

OF REAL ESTATE AND IMPROVEMENTS IN FREDERICK COUNTY, MARYLAND

By virtue of the power of sale contained in a Mortgage from Fly Enterprises, Inc., a body corporate, to Hamilton R. Geisbert and Mary V. Geisbert, his wife, dated 24 June 1976 and recorded in Liber 991, folio 183 among the Land Records of Frederick County, Maryland, 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 Courthouse door in Frederick, Maryland on:

THURSDAY, AUGUST 7, 1980

11:00 A.M.

all the hereinafter described real estate, described in said Mortgage, to wit:

All that parcel of land situate, lying and being in the Creagerstown District, Frederick County, Maryland, and described as follows:

Beginning at the upper side of the pier of the bridge running over the Monocacy River on the Road from Rocky Ridge to Middleburg, and running thence with said Road the three following courses and distances: North 19½° West 69 perches, North 31¼° West 16.80 perches, North 75° West 53.88 perches, thence North 12¾° East 16 perches to a point 33 feet from the center of the railroad thence North 69° West 29.28 perches to a public road, thence North 61½° East 62.22 perches, thence North 34½° East 40 perches, thence North 64½° West 40 perches to a stone planted on the bank of the Monocacy River, thence with the edge of said River South 73° East 41.1 perches, thence still with the edge of the River South 78½° East 23.5 perches, thence South 42° East 5.1 perches to the former low water mark of said River, thence North 61½° East 4 perches to the middle of the River, thence with the middle of the River South 32½° East 140 perches, thence South 10½° West 37 perches to the southeast bank of said River near the mouth of Double Pipe Creek, thence South 61° West 75 perches to the place of beginning, containing 102 acres, more or less.

Excepting and reserving, however, all that parcel of land theretofore conveyed by Ersie F. Clem and wife to Roland O. Beall and Kathryn M. Beall, his wife, by deed dated February 9, 1957, and recorded in Liber 577, folio 348 among the Land Records of Frederick County, and described as follows: All that triangular shaped parcel of land situate on the north side of the Monocacy River at Miller's Bridge on the Road from Rocky Ridge to Middleburg between the old Route 77 and the relocated Route 77, and beginning for the same at the beginning of the whole tract above described, and running with the first or North 19½° West 69 perches line of said deed to intersect the westernmost right of way of relocated Route 77, and running thence with said right of way line in a southerly direction to intersect the 15th or South 61° West 75 perches line of the whole tract, and running thence with said 15th line to the place of beginning, containing approximately one acre, more or less.

Also excepting and reserving any land and/or easement conveyed unto the State Roads Commission of Maryland by Ersie F. Clem and wife, by deed dated June 1, 1935, and recorded in Liber 399, folio 61 among the Land Records of Frederick County, Maryland.

BEING all and the same real estate conveyed unto Fly Enterprises, Inc., a body corporate, from Hamilton R. Geisbert and Mary V. Geisbert, his wife, by deed made 24 June 1976 and recorded in Liber 991, folio 181 among the Land Records of Frederick County, Maryland.

The improvements include a large frame residence with tin roof, a modern vacation home with all facilities, a new 148 foot barn, a large (four double sliding doors) shed, two corn cribs and a two-car garage. The farm has approximately 2,000 feet of road frontage on Maryland Route 77 and about 4,000 feet of frontage along the Monocacy River.

Terms of Sale: A deposit of ten (10%) percent of the purchase price will be required of the purchaser or purchasers on the date with balance plus interest at an annual rate of 8% thereon of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick County, Maryland.

Frederick County and State of Maryland real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers. Assignee reserves the right to withdraw the herein described property from sale at anytime.

JAMES McSHERRY, Assignee
21 East Second Street
Frederick, Maryland 21701
Telephone: 662-7848

WALTER C. MARTZ, II
Martz & Hayward
121 North Court Street
Frederick, Maryland 21701
Solicitor for Assignee
JAMES G. TROUT, Auctioneer

Frederick, Md. *Aug. 8*, 19*80*

This is to certify that the annexed *Assignee's Sale*
was published in *News & Post*

* newspaper published in Frederick County on the following
dates: *July 18, 25, Aug 1*

THE NEWS-POST

Filed
August 22, 1980

Per. *R. L. Patman*
R L POTMAN

Filed August 22, 1980