

**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 19 1/2° West 69 perches; North 31 1/2° West 16.80 perches, North 75° West 53.88 perches, thence North 12 1/2° 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 61 1/2° East 62.22 perches, thence North 34 1/2° East 40 perches, thence North 64 1/2° 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 78 1/2° East 23.5 perches, thence South 42° East 5.1 perches to the former low water mark of said River, thence North 61 1/2° East 4 perches to the middle of the River, thence with the middle of the River South 32 1/2° East 140 perches, thence South 10 1/2° 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 19 1/2° 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

ACKNOWLEDGMENT AND AFFIDAVIT
OF PURCHASER

BOOK 43 PAGE 486

I/We the undersigned, hereby acknowledge to have purchased from James McSherry, Assignee, the parcel of land together with the improvements thereon as described in the within advertisement of sale as appears on this page, at and for the sum of One Hundred

thirty five thousand (\$135,000⁰⁰)

and agree to fully comply with all the terms and conditions of the sale as set forth in the said advertisement of sale, and further, I/We affirm that the said Purchaser is not acting as agent for anyone or if so, then

_____;

that no others are interested as principals except _____;

that the said purchaser has not directly nor indirectly discouraged anyone from bidding on said property.

Witness my/our hands and seals this

7 day of AUGUST, 1980.

[Signature] (SEAL)

_____ (SEAL)

day of August, 1980.

[Signature]
Notary Public

Filed August 22, 1980