

IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND

CLIFFORD R. BRIDGFORD :  
 Complainant :  
 VS. : EQUITY NO. 29,597  
 EDWIN F. NIKIRK, II, et al. :  
 Respondents :

**CERTIFICATE OF PUBLICATION**  
 From THE NEWS-POST Frederick, Md.

**TRUSTEES' SALE**

of valuable improved real property, and certain personal property located therein, known as 112 N. Court St., Frederick, Md.

By virtue of the power of sale contained in a Consent Decree of Sale dated Dec. 18, 1979, entered in Equity No. 29,597 in the Circuit Court for Frederick County, the undersigned Trustees will offer for sale at the Courthouse in the City of Frederick, Md. on

**FEBRUARY 7, 1980**  
 AT 10 A.M.

the following described real estate situate, lying and being on the East side of Court or Public Street in Frederick City, Frederick County, Md., to wit: BEGINNING for the same at the Northwest corner of the lot of ground which was conveyed unto David C. Winebrener by Noah E. Cramer and wife by Deed dated April 1, 1911, and recorded in Liber H.W.B. No. 296, folio 153, it being at a point on the East side of Court Street, 3 feet, 2 inches South of the Southwest corner of the brick house formerly owned by Reno S. Harp, and running thence in an easterly direction along the North line of said whole lot and parallel with the said brick house of Reno S. Harp, 156 feet to the Northeast corner of the aforesaid whole lot; thence along the eastern line of said lot in a southerly direction 23 feet, 6 inches, thence in a westerly direction and along the North line of the lot which was heretofore reserved by the said David C. Winebrener 156 feet to the East line of said Court Street, thence in a northerly direction along the East line of Court Street, 23 feet, 6 inches, to the place of beginning. BEING all and the same real estate described in Liber 1054, folio 645 and in Liber 1097, folio 455, among the Land Records of Frederick County, Md. TOGETHER WITH all and singular the buildings and improvements thereon and all rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

The aforesaid real property is improved by a 3-story brick duplex with Georgian architecture containing 2 apartments, 1 efficiency apartment, office space, basement and 2-car garage. The real estate will be sold together with the following items of personal property located therein: 4 window-type air conditioners, 3 refrigerators, 3 stoves, washer, dryer, 2 maple-finish Deacon's benches, 1 round maple-finish table, 1 round antique table, 1 rectangular antique table, 1 ladder-back chair, 1 lamp, 2 antique mirrors, 1 conference table, 1 area rug, and 1 antique couch.

Terms of Sale: A deposit of \$10,000 in cash or certified check shall be required of the successful bidder on the day of sale, and the balance shall be paid at the time of settlement. Settlement shall take place within 15 days of the ratification of the sale by the Circuit Court for Frederick County, Md. Recordation tax and transfer tax shall be apportioned equally between purchaser and seller. All other costs of transfer, including settlement charges, shall be paid by purchaser. All rent, water and sewer charges, real estate taxes, and all other public charges shall be apportioned as of the date of settlement and shall thereafter be assumed by the purchaser. The above-described property will be sold subject to all leases and all easements, rights of way, agreements, restrictions, or covenants of record affecting same. The property will be sold free and clear of the Mortgage dated June 30, 1978, and recorded in Liber 1054, folio 647, of the land records of Frederick County, Md.

This is a sound investment for professional offices and apartments located in the historic district with B-0 zoning.

**H. REESE SHOEMAKER, JR.**  
 124 N. Court St.  
 Frederick, Md. 21701  
 (301) 663-8100  
**J. VERNON SUMMERS**  
 P.O. Box 340  
 Frederick, Md. 21701  
 (301) 662-9000  
 TRUSTEES     Dolbert S. Null  
                                  Auctioneer

This is to certify that the annexed *Trustee's Sale* was published in *News-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 15 days prior to sale, and the last such publication being made not more than one week prior to the *7th* day of *February* 19*80*.

THE NEWS-POST  
 R. L. PUTMAN  
 Per *R. L. Putman*

EXHIBIT NO. 1

*Filed Feb. 8, 1980*