

TRUSTEE'S SALE

Pursuant to an Order of the Circuit Court for Frederick County, Maryland, in No. 32,184 Equity, the below named Trustees will offer at the Court House Door on

WEDNESDAY, JUNE 16, 1982

**AT 11:00 A.M.
REAL ESTATE**

Real Estate described as follows: All that lot or parcel of land situate, lying and being on the East side of Water Street in the Town of Thurmont, Thurmont Election District, Frederick County, Maryland, and being more particularly described as follows:

BEGINNING for the same at a stake driven in the Eastern margin of said Water Street, at the end of the Southern line of Lot No. 8, as shown on a Plat of a part of the Leonard Waesche estate prepared by George Bucher John, Surveyor, dated October 3, 1946 and running thence Northwardly along the East side of said Water Street 75' to a stake, so as to include all of Lot No. 8 and the 15 Southernmost feet of Lot No. 7, as shown on the aforesaid Plat, and running thence Eastwardly by a line parallel with the Southernmost line of Lot No. 8, as shown on said Plat, 200' to a stake; thence Southwardly by a line parallel to the East side of Water Street, 75' to the Southern line of said Lot No. 8; thence Westwardly along and with the Southern line of said Lot No. 8, 200' to the place of beginning. And being all of Lot No. 8 and the Southernmost 15' of Lot No. 7, as shown on said Plat.

BEING all and the same real estate as described and conveyed in a Deed from Thomas C. Nikirk to Marie B. Wroblewski and Catherine L. Reifsnider, dated November 25, 1980 and recorded in Liber 1132, Folio 616, one of the Land Records of Frederick County, Maryland.

The above parcel of land is improved with a 46'x10' house trailer on a concrete block foundation with partial crawl space, having a living room, kitchen, 2 bedrooms and bath with covered concrete patio, oil heat and window air conditioner. Property is also improved with a 12'x9' frame shed to the rear of said property.

Said property and improvements are sold in an as is condition and no guarantee is made as to the improvements.

The Trustees reserve the right to reject any and all bids.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required by the purchaser or purchasers on the date of sale and the balance of said purchase price within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland, State, County and Town of Thurmont taxes and water and sewer charges to be adjusted to date of settlement. All costs of conveyancing including Deed, documentary and transfer taxes are to be at the expense of the purchaser or purchasers.

For inspection call Marie Wroblewski at 271-7290.

FRANKLIN D. STILLRICH, Trustee
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

EDWIN F. NIKIRK, Trustee
110 North Court Street
P.O. Box 551
Frederick, Maryland 21701
Phone: 662-1781

RALPH L. GASTLEY, JR., Attorney
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114
DELBERT S. NULL, Auctioneer

We hereby acknowledge that we have this

16 day of *June*, 1982, purchased

at public sale of Franklin D. Stillrich and Edwin F. Nikirk, Trustees, in No. 32,184 Equity in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, all that real estate together with improvements thereon, described in the annexed advertisement for the sum of

Twenty Thousand

Dollars

(*\$ 20,000*) and we hereby covenant to comply with the terms of sale set forth in said advertisement and announcement by the Auctioneer on the date of sale.

WITNESS our hands and seals.

Marie B. Wroblewski

Edwin F. Nikirk

WITNESS:

John null

Delbert S. Null