

BOOK 47 PAGE 240  
**CERTIFICATE OF PUBLICATION**  
From THE NEWS-POST Frederick, Md.

**TRUSTEES' SALE**  
OF VALUABLE FEE  
SIMPLE REAL ESTATE  
IN THURMONT, MARYLAND  
KNOWN AS  
EYLER LIVESTOCK SALES



Pursuant to an Order of the Circuit Court for Frederick County in No. 30,493 Equity in said Court dated November 20, 1981, the undersigned, as Trustees will sell at public auction on the premises, on  
**WEDNESDAY, MAY 26, 1982**

AT 11:00 A.M. DST.

all the following described property located on the westerly side of Maryland Route 806 and described as follows:

PARCEL NO. 1: All that unimproved lot or parcel of land situated on the West side of Emmitsburg Road, Maryland Route 806, in the Town of Thurmont, in the Thurmont Election District of Frederick County, Maryland, and as shown on a plat dated June 4, 1980 prepared by J.F. Brown & Assoc., Inc., and recorded among the Plat Records of Frederick County in Plat Book 22 at folio 125, and being more particularly described as follows:

BEGINNING at a fencepost at the end of the fourth line of the Joseph H. Eyer and Ruth C. Eyer deed dated June 13, 1949 and recorded in Liber 482, folio 61, one of the Land Records of Frederick County, thence with the fifth line of the said deed the following corrected bearings and distances: (1) S. 72° 03' 52" E. 658.62 feet to the West side of Maryland Route 806 50-foot right-of-way,

This Parcel No. 2 being improved with a two-story frame dwelling with composition roof containing eight rooms and bath. There is also a large frame metal roof auction sales barn and additions thereto operated as the "Eyer Livestock Sales."

MANNER OF SALE: Each parcel of real estate will be offered separately and the bid therefor held. The two parcels will then be offered in total. The method of sale which will produce the highest total price will then determine the manner in which the real estate will be sold. The Trustees reserve the right to change the sale order by announcement made at the time and place of sale.

The property will be sold subject to all conditions, restrictions and agreements of record affecting the same, if any. Prospective purchasers should make appropriate arrangements for title examinations of the property including zoning restrictions, if any. No warranty or representation is made by the Trustees as to matters of title.

TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) in the form of a certified, cashier's or treasurer's check payable to the order of the Trustees will be required of the purchaser of each parcel on the date of sale, the balance in cash at settlement within ten days after final ratification of sale by the Circuit Court for Frederick County. All real estate taxes and any other public charges against the property will be adjusted to the date of settlement. All costs of conveyancing including transfer taxes and revenue stamps to be paid by the purchaser or purchasers. No representation is made by the Trustees regarding the improvements on the premises and the sale will be made upon personal inspection by the purchaser or purchasers. Trustees reserve the right to reject all bids. Contact Auctioneer for inspection of premises.

**Edwin F. Nikirk, Esq.**  
**Clater W. Smith, Jr., Esq.**  
Trustees

Delbert S. Null, Auctioneer

Nikirk, Nikirk & Nikirk  
110 North Court Street  
Frederick, Maryland 21701  
301-662-1781

Shoemaker, Smith & Clapp  
124 North Court Street  
Frederick, Maryland 21701  
301-663-8100  
Solicitors for Trustees

Frederick, Md. June 3, 1982

This is to certify that the annexed *Trustee's Sale*  
was published in *The News-Post*

newspaper published in Frederick County on the following  
dates: *May 10, 15, 17, 22, 24*

THE NEWS-POST

*Filed*  
*June 10, 1982*

Per *K. J. McKenzie*