

**CERTIFICATE OF PUBLICATION**

From THE NEWS-POST Frederick, Md.

**TRUSTEE SALE**

By virtue of the appointment of Edwin F. Nikirk II and Alan L. Winik, as Trustees for the purpose of sale, and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Dorothy L. Neal vs. Jack D. Neal, No. 30,792 Equity, dated May 27, 1983, the Trustees will offer for sale ON THE PREMISES AT 10702-B OLD NATIONAL PIKE, ON THE NORTH SIDE OF STATE ROUTE 144, NEAR NEW MARKET, FREDERICK COUNTY, MARYLAND, on

**MONDAY, DECEMBER 5, 1983**

at 11:00 A.M.

all of the herein described real estate, together with improvements thereon, known as 10702-B Old National Pike (Neal property), situate, lying and being in the New Market Election District, Frederick County, Maryland, described as:

BEING KNOWN AND DESIGNATED as a part of all that parcel of land with improvements described in Deeds recorded at Liber 541, folio 524 and Liber 655, folio 664, among the Land Records of Frederick County, Maryland; the property further improved with a dwelling, house trailer, and miscellaneous other improvements (see below).

BEING a part of all and the same real estate that was conveyed unto Jack D. Neal and Dorothy L. Neal, his wife, as tenants by the entireties, by deed dated June 27, 1961, and recorded as aforesaid at Liber 655, folio 664, and being all that parcel of land situate, lying and being on the northern side of the public road leading from New Market to Frederick in the New Market Election District, Frederick County, and further described in Liber 541, folio 524 and Liber 655, folio 664, among the aforesaid Land Records and containing approximately 19.81 acres, more or less, with the improvements thereon.

IMPROVEMENTS: Subject property is improved with a split level style residence, a house trailer, a pole barn, and other miscellaneous outbuildings. The dwelling is constructed of brick veneer and aluminum siding. The interior contains a total of six rooms which are partitioned into three bedrooms, living room, dining room and kitchen. A full bathroom is located on the second level. Heat is provided by electric ceiling heat with a baseboard unit in the bathroom. Typical interior finishes include carpet over hardwood floors, plastered walls and ceiling, a masonry stone fireplace in living room with a wood stove hook-up in basement. The partial basement, which is located on two levels, is partially finished into a recreation room and combination half bath and laundry room. A built-in two-car garage is located along the front of the dwelling. A house trailer is located along the southwest portion of the site; this house trailer home is approximately 40' long and 10' wide, and has a 7' porch along one side.

The pole barn with attached storage shed has overall measurements of approximately 54'x24'.

The property is served by a private well and septic system. The topography of the site ranges from rolling to steeply inclining. The majority of the site is open with a northern portion being wooded. The site is enclosed with wooden posts and American wire fencing. A macadam driveway provides access to the residence located along the northeast portion of the site. For a detailed description of the improvements, contact the Auctioneer.

Trustees reserve the right to accept or reject any or all bids.

Frederick, Md. Dec 21, 1983

This is to certify that the annexed *P. Sales* was published in *Fred News/Post*

a newspaper published in Frederick County on the following dates: *Nov. 9, 12, 19, 26, Dec 3*

THE NEWS-POST

*Glinda Kesterman*

**TERMS OF SALE:** A deposit of ten percent (10%) of the purchase price in cash, certified check, treasurer's check or cashier's check, will be required of the purchaser(s) on the date of sale and the balance of said purchase price to be paid in cash, certified check, treasurer's check or cashier's check within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The unpaid balance will bear interest at ten percent (10%) per annum from date of sale to date of settlement. All State and County real estate taxes and other public charges will be adjusted to the date of settlement. All costs of conveyancing, including deed, recording costs, documentary and transfer taxes and agricultural transfer tax are to be at the expense of the purchaser(s). Time is of the essence. All risk of loss following the date of sale shall be at the risk of Purchaser. There are no representations or warranties express or implied, with respect to the condition of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement.

Inspection by appointment only. For further information, contact:

**DELBERT S. NULL**  
662-6161

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662-1781

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*Filed Jan. 5, 1984*