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CERTIFICATE OF PUBLICATION

[illegible] NEWS-POST Frederick, Md.

TRUSTEE'S SALE

VALUABLE IMPROVED

200 ± ACRE FREDERICK CO. FARM

One Mile South of Woodville Rd. on the east side of Emerson Burrier Rd., near Unionville, Maryland

Pursuant to order of the Circuit Court of Frederick County, Maryland in Equity No. 34,210, the undersigned Trustees will offer at public sale on the premises on

FRIDAY, FEBRUARY 15, 1985

AT 11:00 A.M.

All that tract or parcel of land in fee simple with improvements thereon containing or reputed to contain 200 acres, more or less, and described in a deed from J. Mary Staley to Roger Deal Burrier and others, said deed dated June 26, 1966, and recorded in Liber 749, folio 752, known as parcel one in said deed. Said property is offered free and clear, subject however to easements and rights of way of record.

Improvements consist of a large brick main dwelling, 30 stall dairy barn and dairy house with attached 14 x 40 Marietta silo; large frame bank barn with attached loafing shed and two 20 x 50 ribstone silos. There are also miscellaneous outbuildings.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in "as-is" condition, and subject to liens and restrictions of record, if any. A deposit of $30,000. in the form of cash or certified check. Balance at settlement within 30 days from the date of sale with interest at the rate of 10% per annum on the unpaid purchase price from the date of sale to the date of settlement. In the event of default, the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser, or the Trustees may avail themselves of any legal or equitable rights against the defaulting purchaser. Purchaser shall pay all costs in connection with the transfer of title of real estate; such as but not limited to financing, mortgage, recording costs, survey (if required), attorney settlement fee, required tax stamps, transfer taxes and agricultural transfer tax, if any. Taxes and all other public charges against the premises shall be prorated to the date of settlement. Trustees hereby notify purchaser that if the property is currently assessed on the basis of agricultural use and if the property is developed for non-agricultural use (other than for residential use of the owner or his immediate family) the property may become subject to the development tax provided in Section 19 of Article 81 of the Annotated Code of Maryland, as amended. There are no representations or warranties express or implied, with respect to the condition of the property, title, acreage, or the accuracy of any matters referred to in this advertisement. Trustees reserve the right to reject any or all bids. Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the Trustees or Auctioneer during normal business hours.

Elizabeth M. Tripp, Trustee
108 Ridgeville Blvd.
Mt. Airy, MD 21771
Phone (301) 831-5808

William H. Poffenbarger, Trustee
15 North Court St.
Frederick, MD 21701
Phone (301) 663-6101

Edwin F. Nikirk, II, Trustee
110 North Court St.
Frederick, MD 21701
Phone (301) 662-1781

Trout Auctioneers, Inc.
15 North Court St.
Frederick, MD 21701
Phone (301) 663-1555

Frederick, Md. 13 February 1985

This is to certify, That the annexed Trustees Sale was published in News Post a newspaper published in Frederick County, once a week for 3 successive weeks prior to the 15 day of February, 1985

THE NEWS-POST

Per [illegible]

[illegible] Feb. 22, 1985