

# **TRUSTEES' SALE**

## **OF**

### **VALUABLE FEE SIMPLE**

### **REAL ESTATE**

By virtue of the power of sale contained in a Deed of Trust from John L. Curlis and Pyong Hui Curlis, to Edwin F. Nikirk and Edwin F. Nikirk II, Trustees, dated January 6, 1982, and recorded among the Land Records for Frederick County, Maryland, in Liber 1164, folio 379, said Deed of Trust being in default, the Trustees will offer for sale at THE CLOCK TOWER IN FRONT OF THE FREDERICK COUNTY COURT HOUSE, 100 WEST PATRICK STREET, FREDERICK, MARYLAND, on

**WEDNESDAY, SEPTEMBER 26, 1984**

**11:00 A.M.**

all the hereinafter described real estate, together with improvements thereon:

Being those tracts or parcels of land lying and being in the New Market Election District, Frederick County, Maryland, containing 34,105 square feet of land, more or less; there being encroachment of 5,085 square feet on the North by a Subdivision recorded in Plat Book 17 at Page 151 and on the South an encroachment of 964 square feet by a deed unto Franklin M. Shaw and Shirley B. Shaw from Jesse A. Bussard dated September 26, 1968 and recorded in Liber 791 at Folio 488.

**IMPROVEMENTS:** Building 45' x 47' containing 2 large offices, 2 small offices, 1 bath, kitchenette with bar and sink, storage shed and garage 25' x 25'.

**TERMS OF SALE:** A deposit of ten percent (10%) of the purchase price in cash or certified check, payable to the Trustees will be required of the purchaser or purchasers on the day of sale. The balance of said purchase price to be paid within ten (10) days of Final Ratification thereof by the Circuit Court for Frederick County, Maryland, to bear interest from the date of sale at the rate of twelve percent (12%) per annum. All costs and expenses of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers. All State and County real estate taxes and other public charges will be adjusted to date of sale.

**EDWIN F. NIKIRK**

**110 North Court Street  
Frederick, Maryland**

**EDWIN F. NIKIRK II**

**110 North Court Street  
Frederick, Maryland**

**TRUSTEES**

**THOMAS C. NIKIRK**

Attorney for the Trustees  
**NIKIRK, NIKIRK AND NIKIRK**  
110 North Court Street  
Frederick, Maryland  
662-1781

**JAMES G. TROUT, Auctioneer**

15 North Court Street  
Frederick, Maryland  
663-1555