

RAWLINGS

AUCTION, APPRAISAL & REALTY, LLC



Licensed Auctioneers/Certified Appraisers/Licensed Real Estate Agent/Real Estate Auctioneer

REAL ESTATE AUCTION

42 E. THIRD ST., FREDERICK, MD 21701

SEPT. 24TH, 2026 • 4PM - ONSITE



Open Houses:
Sept. 17th 5-6PM
&
Sept. 24th 3-4PM

This is not a foreclosure.

This property is in the heart of beautiful historic Frederick City just one block off of Market Street. This four bedroom two bath row house is in need of major upgrades and repairs. Make this your downtown dream home!

NOTE - HOME WILL NOT BE SOLD PRIOR TO AUCTION. BROKER PARTICIPATION ALLOWABLE BUT NOT REQUIRED. BROKER/AGENT RECEIVES 2% COMMISSION AT SETTLEMENT. ALL BROKERS/AGENTS MUST REGISTER THEIR BUYER 24 HOURS PRIOR TO THE AUCTION IF YOU WILL BE REPRESENTING. BUYERS NOT REPRESENTED NEED NOT REGISTER AHEAD OF TIME. THIS IS NOT A FORECLOSURE!! Finance property if desired as long as settlement within 45 days. This home is being sold as is with no negotiations or contingencies. **A \$5000 non-refundable deposit will be due in CASH or CERTIFIED FUNDS by the winning bidder at the conclusion of auction.** A 6% buyer's premium will be added to the high bid to make up the total sale price paid by the buyer. Buyer will pay ALL closing costs. The buyer can put no contingencies on the inspection or financing outcome. SETTLEMENT MUST OCCUR WITHIN 45 DAYS OF THE AUCTION

STEVE & PATTI RAWLINGS - PRINCIPALS

For more information visit our website: www.rawlingsauctionservice.com or
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