

REAL ESTATE AUCTION - FRIDAY MARCH 20TH - 1 P.M.

118 Catoctin Ave., Thurmont, MD 21788 - On The Premises!!



Selling for the Earl B. Greene, Jr. Trust UW dated March 31 2017: All that lot or parcel of land containing 10,500 sq.ft. (.26 ac.), more or less, fully described in Liber 12062, folio 232, one of the land records of Frederick County, Maryland. Improvements consist of a vinyl siding covered 1 ½ story home built circa 1970 containing approximately 1,243 square feet of living area. There are 3 bedrooms, 1 ½ baths, eat-in kitchen, and living room. There is a full basement with outside entrance. There is Oil fired hot water baseboard heat, no CAC, and hardwood floors. Other improvements consist of an above ground pool & a storage shed. The property is serviced by town water & sewer.

EASY HIGHWAY ACCESS -- CLOSE TO SHOPPING & SCHOOLS!!!

TERMS: A deposit of \$10,000 on the day of the sale in the form of Cash, Cashier's check or other check acceptable to the auctioneer, made payable to Strawsburg Appraisals & Real Estate Auctions Balance due at settlement within 45 days from the date of sale. Taxes and all other municipal liens and charges will be adjusted to the date of sale. Cost of all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The seller shall pay for the deed. The improvements are being sold in an "as-is" condition. Time is of the essence and the terms of sale are to be complied with; the closing must occur within 45 days of the sale, otherwise the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser, including attorney's fees and all incidental and consequential damages. Due to the age of the dwelling there may be lead-based paint. All potential bidders will be allowed by seller at least a 10 day period prior to the sale date to conduct lead-based paint tests. Seller is not required to pay for those tests & bidders are not required to conduct them. NOTE: The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The seller does not make any warranties with respect to the accuracy of the information contained herein. Prospective purchasers are urged to make their own inspection and inquiries of the property and improvements and relevant matters relating thereto. Trustee reserves the right to reject any or all bids.



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