REAL ESTATE AUCTION - SATURDAY, NOV. 14TH - 11 A.M.

17124 Sabillasville Rd. Sabillasville, MD - - On The Premises!!

Selling for the Estate of Martha M. Mueller. All that lot or parcel of land containing 1.16 acre, more or less, fully described in Liber 994, folio 413, one of the land records of Frederick County, Maryland. Improvements consist of a vinyl siding covered 1 ½ story home built circa 1945 containing approximately 1,758 square feet of living area. There are 3 bedrooms, 1 bath, kitchen, D/R and L/R with stone fireplace. The L/R, D/R & B/R's have hardwood floors. There is a full basement with outside entrance. There is oil fired hot water forced air heat on the 1st floor & electric baseboard heat in the ½ story up. There is no CAC. Other improvements consist of an older frame 1 car garage. The property is serviced by well & septic. The personal representative & her agent are disclosing that the septic system failed an inspection. **All interested bidders will be able to review an approved plan of remedy on file with the Frederick County Health Department**.

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 **Martha Strawsburg**. A personal check will be accepted if accompanied by a bank letter guaranteeing available funds. 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. All fees associated with settlement shall be borne by the purchaser. 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. **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. Personal Representative reserves the right to reject any or all bids.

REAL ESTATE AT AUCTION *By Martha Strawsburg*

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PHOTOS ON THE WEBSITE!!! FOR SHOWINGS CALL 301-898-9899 www.troutauctions.com