

IMPROVEMENTS:

Two story detached home, constructed in 1949, contains 1,400 square feet of above grade living area, according to public tax records. The home is arranged for 2-3 bedrooms and 2 bathrooms, no basement. Updates to the house include new floors, kitchen, bathrooms and paint.

Recent updates and construction work was believed to have been completed without permits. Buyers are encouraged to contact the local jurisdiction for more information.

TITLE:

In fee simple; sold free and clear of liens. Frederick County Liber SKD 17018, folio 6.

TAXES:

Published annual real estate taxes are \$1,728.87, based on a full value assessment of \$129,367.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A 10% deposit, payable by cashier's check or wire, will be required of the purchaser. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser agrees to waive any right of rescission under the Maryland Code regarding well water requirements. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos, floor plans, and sample contract:

<https://ajbillig.com/auction/17411-n-seton-avenue/>



REAL ESTATE • AUCTIONEERS