TRUSTEE'S SALE
OF VALUABLE BUSINESS
REAL ESTATE
FREDERICK, MARYLAND
OF THE ESTATE OF
BERNARD A. WINKEL, LATE OF
FREDERICK COUNTY, MARYLAND,
DECEASED

Pursuant to an Order in No. 18831 Equity in the Circuit Court for Frederick County, Maryland, passed on the 14th day of May, 1958, the undersigned, Alton Y. Bennett, Trustee, will offer for sale on the premises formerly known as "Bernie's", 469 West Patrick Street, Frederick, Frederick County, Maryland, at 11 o'clock A. M. (D.S.T.) on

SATURDAY, JUNE 7, 1958,

all the following described real estate of which Bernard A. Winkel died seired consisting of Buildings and Land zoned "Business B" in Frederick City and a wood lot in Liberty District, Frederick County, Maryland, and more particularly described as follows, to-wit:

FIRST PARCEL: All that lot or parcel of land situate, lying and being on the North side of West Patrick Street in Frederick City, Frederick County, Maryland, improved with a filling station and garage building and described as follows: Beginning at an iron pipe on the north side of West Patrick Street at the end of 78.3 feet on a line drawn South 76°-22' East along the north side of West Patrick Street from the southwest corner of the brick dwelling No. 485 West Patrick Street included in a deed from Harry A. Grove and wife to Marion I. Winkle dated July 31, 1923 and recorded in Liber No. 344, folio 411, and running thence by and with the north side of said West Patrick Street (1) South 76°-22' East 92.00 feet to an iron pipe at the southwest corner of the Lydia G. White property formerly conveyed to Virginia J. Roelkey by Magdalene Crum by deed dated March 29, 1901 and recorded in Liber D.H.H. No. 11, folio 8[illegible] thence by and with the west line of said property (2) North 21°-23' East 194.75 feet to an iron pipe, thence (3) North 60°-00' West 45.50 feet to an iron pipe at the northeast corner of the aforesaid Marion I. Winkle property thence by and with the east line of said property (4) South 33°-33'-48" West 218.90 feet to the place of beginning. Containing 13,847 square feet, more or less.

Being all and the same property conveyed to Bernard A. Winkel by H. Kiefer DeLauter, Trustee, by deed dated September 11, 1931 and recorded in Liber No. 380, folio 345; a part of said property was conveyed to W. Guy Crother by said Bernard A. Winkel by deed dated September 18, 1934 and recorded in Liber No. 393, folio 317 and subsequently reconveyed to said Bernard Winkel by The Crown Oil & Wax Co. deed dated August 11, 1948, and recorded in Liber No. 472, folio 598.

SECOND PARCEL: All that piece parcel of land on the South side West Patrick Street and running through to the North side of West South Street, fronting on West Patrick Street 171 feet and on West South Street 169 feet, more or less, the said lot being sub-divided for separate lots, and improved with dwellings designated as 466, 468, 470 and 474 West Patrick Street, and more particularly described as beginning at an iron pipe on the south side of West Patrick Street at the northwest corner of the property herein conveyed, being at the end of 325.6 feet on a line drawn South 76°-22' East along the South side of said West Patrick Street from its intersection with the east side of Catoctin Avenue, and running thence (1) South 33°-37'-40" West 82.32 feet to an iron pipe on the north side of West South Street, thence by and with the north side of said West South Street (2) by a curve with radius equal to 1901.53 feet for an arc distance equal to 169.30 feet, the chord being South 43°-06'-42" East 169.24 feet to an iron pipe at the southwest corner of the Bernard S. Duvall, Jr. property, thence by an width the west line of said property (3) North 33°-29'-55" East 179.85 feet to an iron pipe on the south side of Westside of West Patrick Street, thence by and with the south side of said street (4) North 76°-22' West 171.82 feet to the place of beginning. Containing 31,572 square feet, more or less.

Being parts of the same property conveyed to said Bernard A. Winkel by four deeds, the first from Manuel M. Weinberg and Sherman P. Bowers, Trustees, dated November 12, 1941, and recorded in Liber No. 503, folio 185, the second from Thomas J. Kemp and Mary A. Kemp, his wife, dated September 29, 1947 and recorded in Liber No. 503, folio 187, the third from Thomas J. Kemp and Mary A. Kemp, his wife, dated June 26, 1951 and recorded in Liber No. 503, folio 190, the fourth from Lydia G. White and Bruce G. White, her husband, dated November 16, 1943 and recorded in Liber No. 503, folio 192.

THIRD PARCEL: All that lot or parcel of land situated on the South side of West South Street, fronting 254 feet, more or less, on said Street in Frederick City, Frederick County, Maryland, said lot improved with a building known as "Bernie's Arena" and described as follows:

Beginning at an iron pipe on the south side of West South Street at the end of 68.00 feet on the fourth line of the property conveyed to Arthur Bentz by Leonard E. Major and I. Pauline Major, his wife, by deed dated November 22, 1926 and recorded in Liber No. 360, folio 257 and running thence by and with the lines of said deed reversed two courses and distances, (1) South 35°-37'-40" West 68.00 feet to an iron pipe in the north line of and lot No. 46 in Block A in Catoctin Park as shown on a plat recorded in Plat Book No. 3, folio 31, thence by and with the north line of said lot No. 46, (2) South 60°-56" East 25.68 feet to an iron pipe, thence by a line crossing said lot (3) South 28°-10'-40" West 78.57 feet to an iron pipe in the south line of said lot No. 46, thence by and with the outlines of said lot No. 46 two courses and distances, (4) South 51°-34' East 236.10 feet to an iron pipe, thence (5) North 25°-05' East 113.68 feet to an iron pipe on the South side of West South Street, thence by and with the South side of said West South Street two courses and distances, (6) by a curve with radius equal to 1961.53 feet for an arc distance equal 83.10 feet, the chord being North 47°-12'-16" West 83.10 feet to the northwest corner of a triangular parcel of land conveyed to said Bernard A. Winkel by Bernard S. Duvall and ~~wife and~~ The City of Frederick by herein mentoined deeds, thence (7) by a curve radius equal to 1961.53 feet for an arc distance equal to 171.41 feet, the chord being North 43°-29'-14" West 171.37 feet, more or less, to the place of beginning. Containing 29,719 square feet, more or less.

Being all of the property conveyed to Bernard A. Winkel by Bernard S. Duvall and Idella R. Duvall, his wife, by deed dated April 27, 1953 and recorded in Liber No. 568, folio 329 and the City of Frederick by deed dated June 19, 1953 and recorded in Liber No. 568, folio 331, plus parts of the same properties conveyed to said Bernard A. Winkel by four other deeds, the first from Manuel M. Weinberg and Sherman P. Bowers, Trustees, dated November 12, 1941 and recorded in Liber No. 503, folio 185, the second from Thomas J. Kemp and Mary A. Kemp, his wife, dated September 29, 1947 and recorded in Liber No. 503, folio 187, the third from Thomas J. Kemp and Mary A. Kemp, his wife, dated June 26, 1951 and recorded in Liber No. 503, folio 190, the fourth from Lydia G. White and Bruce G. White, her husband, dated November 16, 1943 and recorded in Liber No. 503, folio 192.

FOURTH PARCEL: All that wood lot containing 7 acres, 6 square perches, more or less, situated in Liberty Election District, Frederick County, Maryland, mentioned and described in a deed from Wilbur F. Hammaker, et al, to Bernard A. Winkel, dated March 10, 1947, and recorded in Liber 503, Folio 193, one of the Land Records of Frederick County, Maryland.

These business properties are among the most desirable sites in Frederick City.

Parcel No. 2 is sold subject to the rights of tenants occupying the dwelling houses thereon which shall expire July 1st 1958.

The Trustee reserves the right to offer the "Second Parcel" for sale as a unit, the bid to be held, then offer said parcel in four separate tracts, and the manner of offering which produces the highest bid will be considered.

Plats showing the above described properties can be seen at the office of Alton Y. Bennett, Cramer Building, corner Church & Court Streets, Frederick, Maryland.

TERMS OF SALE: ONE THIRD of the purchase money to be paid in cash on the day of sale or on ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his or her on their notes with approved security bearing interest from day of sale or all cash at the option of the purchaser or purchasers.

All revenue stamps and expenses of conveying, to be paid by the purchaser or purchaers. Taxes and Water Rent to be adjusted as of date of sale.

ALTON Y. BENNETT,
Alton Y. Bennett, Attorney
Null & Null, Auctioneers

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"ACKNOWLEGMENT OF PURCHASE"

I/We acknowledge that I/We have this 7th day of June, 1958, purchased at Public Sale of Alton Y. Bennett, Trustee in No. 18831 Equity, Pursuant to an Order of the Circuit Court for Frederick County, in Equity, dated the 14th day of May, 1958, all that piece or parcel of land situate on West Patrick Street, Frederick, Frederick County, Maryland, containing 13,847 square feet and improved with Gargage and filling station and described as Parcel No. 1 in the annexed statement of sale at and for the sum of ____

Eight Thousand Five Hundred

and I/We do hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the Auctioneer.

WITNESS MY/OUR HANDS AND SEAL.

D. S. Null

D. Curtis Mason (Seal)
Walter J. Powell (Seal)

Filed June 11, 1958