

PUBLIC SALE

TRUSTEE'S SALE OF RESIDENTIAL, BUSINESS AND PERSONAL PROPERTY

Located at Jefferson and Knoxville Real Estate at Court House Door Personal Property on Premises at Knoxville

By virtue of the power of sale contained in a Deed of Trust from Gerald J. Pendley and Esther Pendley, his wife, to James E. Nicholson and Virginia Nicholson, his wife, and assigned to The Peoples Finance Company, a body corporate, secured by a Deed of Trust to Richard E. Zimmerman, Trustee, dated February 2, 1962 and recorded in Liber No. 665, Folio 13, one of the Land Records of Frederick County, the undersigned Trustee will offer for sale at the Court House door in Frederick, Maryland on the

22ND DAY OF APRIL, 1963 at the hour of ten o'clock a. m., all of the hereinafter described real estate conveyed by said Deed of Trust, to wit:

FIRST: All that tract and parcel of land located in Petersville District, Frederick County, State of Maryland, and more particularly described as follows: Beginning for the same at an iron pipe at the intersection of the north side of the State Road leading from Frederick to Harpers Ferry, with the west side of the County Road leading toward Burkittsville, said point being at or near a southeast corner of the whole farm and running thence by and with the north side of the State Road, south 63 1/2 degrees west 363.0 feet to a point at the end of 7.0 feet on a line drawn north 26 1/2 degrees west from the northeast corner of a concrete culvert headwall, thence by line of division now made perpendicular to the north side of the State Road, north 26 1/2 degrees east 189.0 feet to an iron pipe, thence by a line of division now to an iron pipe on the west side of the State Road, north 63 1/2 degrees east 329.4 feet to an iron pipe on the west side of the aforesaid County Road, thence by and with the west side of said County Road, south 34 1/2 degrees east 192.0 feet to the beginning, containing 1.50 acres of land, more or less.

Being all and the same real estate conveyed unto Gerald J. Pendley and Esther Pendley, his wife, by James E. Nicholson and Virginia Nicholson, his wife, by deed bearing date of the 2nd day of February, 1962, and recorded in the Land Records of Frederick County in Liber No. 664, Folio 234.

Parcel designated "FIRST" above is sold subject to First Mortgage of Gerald J. Pendley and Esther Pendley, his wife, to Frederick Federal Savings and Loan Association, said mortgage bearing date of the 2nd day of February, 1962 and recorded in Liber No. 663, Folio 13, one of the Land Records of Frederick County, on which there is due a balance as of the date of this ad of \$4,862.24, the exact amount due on this mortgage on the day of sale will be announced by the auctioneer.

The property designated as "FIRST" above has a four-room home with bath, electricity, water and septic system. It is of frame construction with asbestos shingle roof. In addition to the home there is a three-room, old Army barracks of frame construction now occupied by term on a monthly rental, situate on said premises.

SERVICE STATION. In addition to the home and other residential property there is a large filling station with two pumps, showroom with meat case, counters and shelves. This is a fully modern filling station constructed of cement block, asphalt drive, water and electricity.

The land herein sold is (subject to the right to use overflow from the spring of water on the adjacent land of T. West Claggett, Jr. and Blanche A. Claggett, his wife, immediately to the west of the land belonging to Gerald J. Pendley and wife, so long as said land shall belong to the said T. West Claggett, Jr. and Blanche A. Claggett, his wife and no longer.

SECOND: All that lot or parcel of ground situated in the Town of Jefferson, Maryland, and more particularly described as follows: All that lot or parcel of ground situated on the north side of Main Street in the village of Jefferson, Frederick County, Maryland, known as Lot No. 19 (originally No. 7), also a piece or parcel of ground lying adjacent to and north from the west side side of the said Lot No. 19, being a lot of ground ten feet wide and one hundred and thirty feet in length.

Being all and the same real estate heretofore conveyed unto Gerald J. Pendley and Esther Pendley, his wife, by Grayson E. Rippeon and Charlotte T. Rippeon, his wife, by deed dated October 31, 1956, and recorded in Liber No. 573, Folio 436, one of the Land Records of Frederick County.

Parcel designated as "SECOND" is not sold subject to any pre-existing liens. This parcel of land, situate in the town of Jefferson, has an eight-room frame house with asbestos shingle roof thereon. It is equipped with electricity and water. No bath. There are five bedrooms. Situated on the lot is a one-car garage with a driveway beside said house and two small outbuildings.

The undersigned hereby acknowledges to have purchased for the sum of \$3800^{xx} in accordance with the attached advertisement of sale, all that second property in the within advertisement, and to have made a down payment of \$380^{xx}.

Witness:

Ralph C. Betson (SEAL) Ralph C. Betson

Richard E. Zimmerman (SEAL) Richard E. Zimmerman

Filed April 23, 1963

Terms of sale of real estate: A deposit of 10% percent of the purchase price will be required of the purchaser or purchasers thereon on date of sale, the balance to be paid upon ratification thereof by the Court. Parcel FIRST and Parcel SECOND will be offered separately and not jointly.

Taxes to be adjusted to date of sale. Cost of conveyancing and federal revenue stamps to be at the expense of the purchaser or purchasers.

SALE OF PERSONAL PROPERTY (For use in Garage)

- By virtue of the power of sale contained in the Deed of Trust set forth above, the undersigned Trustee will offer for sale on the premises of parcel "FIRST" herein, in the town of Knoxville, Frederick County, Maryland on the 22nd day of April, 1963 at the hour of 11:15 o'clock a. m. all of the hereinafter described personal property: 1 National Cash Register (1942174)-288; 1 Meat Case-Warren Box; 1 Meat slicer -Model 52 (533241); 1 Toledo Escalator-79 Duplex; 1 Coats Tire Changer-Model 3 Star (3524748); 1 Electric Welder (L535592); 1 Slow Battery Charger-General Electric; 1 Bench Grinder; 1-7" Black and Decker Sander (189229); 1 Aero Grease Gun; 1 Brake Bender Tank; 1 Champion Plug Cleaner-Model F 708; 1 Bear Wheel Balancer-Model 330 (6040); 1 Black and Decker Floor Jack (S4-4 Ton-H 1170871); 1-1/2" Thor Drill Motor U54; 1-1/2" Drill Motor-145416; 1-1/2" Sue Drill Motor-41981; 1-1/2" Ton Dodge Pickup-8-210748; 1 Hot Patching Machine; 1 Paint Heating Element; 1 Hot Air Heating Plant; 1 Kerosene Space Heater; 1 Bubble Balance; 1-15 Gallon Oil Drain Tank; 1 Chain Hoist and Doffler; 4 Straight Hydraulic Jacks; 1 Motor Sling; 1 Set Auto Motor Manuals; 1 Set John Deere Repair Manuals; 1 Filing Cabinet; 1 Candy Case; 1 Valve Racer, Black and Decker-4" (NW-40091); 1 Speaker-Electric Vulcanizing Tube Repair Machine; 1 Snap-on Spring Spreader Tool; 2-4" Bench Vises; 1 Air Brake Riveting Machine; 1 True Cut Armature Lay and 1/4 H. P. Electric Motor; 1 Wee Gee Beard; 1 Set Castor Gauges; 1 Valve Receiving Grinder and Stones; 1 Binks Paint Gun and Equipment; 6 Stand Jacks; 1 Black and Decker Post Bumper Jack; 1 Tap and Die Set; 1 Toe and Bar Snap-on Tool; 1 Steam Jockey, Serial No. 6215; 1-21" Self Prop. Lawn Mower, Model 35B; 1-21" Self Prop. Rev. Rotary Mower; 1-18" Roe Real Power Mower; 1 Brake Parts Cabinet; 1 Ignition Parts Cabinet; 1 Brass Fitting Cabinet; 1 Belt and Nut Parts Bin; 1 Motor Munchboard Jack; 1 Accut. Torch Gun; 1 Unit Motor Tuner.

Terms of Sale-Cash on day of the sale. Each of the aforesaid items will be offered individually. The bids will be preserved. Thereafter all the personal property will be offered in bulk. The property will be sold in the manner producing the highest offer.

RICHARD E. ZIMMERMAN, Trustee

Byron W. Thompson, Solicitor for Trustee