

EXHIBIT NO. 1

TRUSTEE'S SALE
OF THACKSTON RESIDENCE
AT BRADDOCK HEIGHTS, MD.

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed in No. 17,166 Equity on the Equity Docket of said Court, dated August 8, 1951, the undersigned will offer at public auction on the premises formerly occupied by the late Henry E. and Bessie W. Thackston located on the west side of Jefferson Boulevard at Braddock Heights, Frederick County, Maryland, on FRIDAY, AUGUST 31, 1951 At 11:00 O'clock A. M. DST, all that real estate of which the said Henry E. Thackston died seized and possessed, designated as Lot No. 95 and the southern 50 feet of Lot No. 94 as shown on the Plat of The Braddock Building and Development Company, recorded in Plat Book S. T. H., folio 3, one of the Land Records of the County aforesaid, having a total frontage of 125 feet on the west side of Jefferson Boulevard aforesaid and extending back a uniform width a distance of 180 feet to a 20-foot alley in the rear, improved with a modern 2-story Cape Cod design dwelling, with large basement, including space for 2 cars in basement. The dwelling contains 3 bedrooms, 2 dressing rooms, 2 bathrooms, a large living room and sun porch, each equipped with fireplaces, dining room, kitchen and pantry, and is heated by a steam system with stoker. Workmanship and materials used in the dwelling are of the finest, and includes all hardwood flooring, copper piping, Rusco screens and storm windows, weatherstripping, insulation, Venetian blinds, window shades and curtain rods. The property is attractively landscaped and planted in numerous trees, shrubs, and flowers, and commands an irresistible view of the picturesque Middletown and Frederick Valleys. The dwelling and the site must be personally inspected to be fully appreciated.

Inspection may be arranged by appointment prior to the day of sale by calling Braddock 3041. After August 15 call Braddock 2901.

For title reference see deed from Mary M. Ossowski, et vir., to Henry E. Thackston, et ux., dated May 27, 1940, and recorded in Liber No. 423, folio 551, one of the Land Records of Frederick County.

The property is offered subject to the covenants, restrictions and limitations set forth in said deed.

Possession will be given immediately upon ratification of the sale by the Court and final settlement by the purchaser.

State and County taxes assessed against the said real estate for the year 1951 will be adjusted as of September 1, 1951.

TERMS OF SALE as prescribed by the Court: One-half 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 from day of ratification, the purchaser or purchasers giving his, her or their notes with approved security, and bearing interest from the day of sale; or all cash, at the option of the purchaser or purchasers. A deposit of 10% of the bid price will be required of the purchaser on the day of sale. All costs of conveyancing, including Federal and State Stamps requisite for the deed, shall be borne by the purchaser.

AMOS A. HOLTER,
Trustee.

EMMERT R. BOWLUS, Auctioneer.

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

Frederick, Md., August 31, 1951

This is to certify, That the annexed Public Sale Advertisement was published in The News & The Post a newspaper published in Frederick County, once a week for three(3) successive weeks prior to the thirty first day of August, 1951.

Filed October 25, 1951

THE NEWS-POST
Per Geo. B. Delaplaine