

LEGAL NOTICE

Heather Riale, Proper Person
1006 Frenchtown Road
Perryville, Maryland 21903

**Notice of Appointment
Notice to Creditors
Notice to Unknown Heirs**

To all Persons Interested in Estate No. 19886, the
Estate of Larry Ray Hensley, Jr.

Notice is given that Heather Riale of 1006 Frenchtown Road; Perryville, Maryland 21903 was, on May 15, 2015, appointed personal representative of the estate of Larry Ray Hensley, Jr. who died on April 15, 2015 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of November, 2015.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- 1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- 2) Two months after the personal representative mails, or otherwise delivers, to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

By: Heather Riale
Personal Representative

True Copy
Test: **Michael W. Dawson**
Register of Wills for Cecil County
Circuit Courthouse
129 E. Main Street, Rm. 102
P.O. Box 468; Elkton, Maryland 21922-0468
Phone: (410) 996-5330

CG: 05/28/2015, 06/04/2015, 06/11/2015

Sharon C. Walla, P.A., Attorney
157 East Main Street
Elkton, Maryland 21921
410-398-3346

**Notice of Appointment
Notice to Creditors
Notice to Unknown Heirs**

To all Persons Interested in Estate No. 19888, the
Estate of Valeta W. Starnes

AKA: Valeta Wyona Starnes

Notice is given that Norma J. Adams of 381 Welsh Tract Road; Newark, Delaware 19702 was, on May 18, 2015, appointed personal representative of the estate of Valeta W. Starnes who died on April 6, 2015 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of November, 2015.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- 1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- 2) Two months after the personal representative mails, or otherwise delivers, to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

By: Norma J. Adams
Personal Representative

True Copy
Test: **Michael W. Dawson**
Register of Wills for Cecil County
Circuit Courthouse
129 E. Main Street, Rm. 102
P.O. Box 468; Elkton, Maryland 21922-0468
Phone: (410) 996-5330

CG: 05/28/2015, 06/04/2015, 06/11/2015

CYNTHIA E. O'CONNOR, LLC
Post Office Box 832
Rising Sun, Maryland 21911
(410) 658-2564

TRUSTEES' SALE

Trustees sale of valuable land known as 232 West Main Street, Elkton, MD. Under a power of sale contained in a certain Deed of Trust from Manuel Stanley, IV and Heather D. Stanley dated June 10, 2010 and recorded among the Land Records of Cecil County, Maryland in Liber No. 2853, Page 105, default having occurred under the terms thereof, Trustees will sell at public auction at the Circuit Court for Cecil Co., at the Courthouse Door, Elkton, Main Street, on **June 5, 2015 at 3:00PM.**

ALL THAT fee simple LOT OF GROUND, together with any buildings and improvements thereon situated in Cecil Co., MD and more fully described in the aforesaid Deed of Trust. Property and improvements sold "as is" and subject to conditions, restrictions, easements, existing building and/or environmental violations/conditions (latent or observable), and agreements/other matters of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: Deposit of \$5,000.00 in cash or certified check required at sale from purchaser unless waived by Trustees. Trustee reserves the right to conduct the sale in the manner Trustee desires including requiring bidders to submit their deposit to the Trustee or Trustees Agent prior to sale to be held until close of auction. Trustee or their Agent has final decision as to whom they will accept bids. Balance of purchase price with interest on the unpaid purchase money at 5% from sale date to date funds received by Trustees; settlement funds are to be overnighted or wired to Trustees with all costs of such to be paid by Buyer and interest is to continue to run until date funds received by Trustees. Balance of purchase price with interest due payable in immediate funds within 10 days of final ratification of sale by the court. Trustees will grant an additional 30 days to settle contingent upon an additional \$5,000.00 non-refundable deposit. No abatement of interest due from purchaser in the event additional funds are tendered before settlement or settlement is delayed for any reason. Property is sold subject to any prior or senior liens, or any other encumbrances not extinguished by operation of law in a foreclosure. Adjustment of property taxes and charges, and all other public charges or assessments, including water/sewer charges, ground rent, condo/HOA dues, made as of the date of sale and thereafter assumed by Purchaser. All other costs incident to settlement, including transfer taxes and recordation fees paid by purchaser. Purchaser responsible for obtaining physical possession of the property, and assumes risk of loss/damage from sale date. Sale is subject to post sale audit of loan status with noteholder incl., not limited to, determination of whether borrowers entered a repayment agreement, reinstated/paid off loan prior to sale. In such event, Purchaser agrees, upon notification, sale is null and void, and Purchaser's sole remedy, at law or equity, is return of deposit without interest. Purchaser waives personal service of papers filed in connection with such motion on himself or principal or corporate designee, and agrees to accept service by regular mail directed to the address provided at sale. If Purchaser defaults under these terms, deposit(s) are forfeited to Trustees and all expenses of sale (incl. attys' fees and full commission on gross sales price) will be charged against and paid from forfeited deposit(s)). Trustees may resell property at risk and cost of defaulting purchaser and defaulting purchaser will be liable for any deficiency in purchase price, all costs and expenses of resale, reasonable attorneys' fees, and all other charges due and incidental and consequential damages. In no event shall defaulted purchaser be entitled to any surplus proceeds resulting from resale. If Trustees are unable to convey either insurable or marketable title, or if sale not ratified for any reason, including errors by Trustees, Purchaser's sole remedy, at law or in equity, shall be limited to a refund of the deposit without interest.

Purchaser has not relied upon nor been induced by any statements/representations of any person, including Trustees, secured party, or their legal representatives, agents, employees, successors and assigns (collectively, "Released Parties"), in respect of property condition, including environmental condition, unless specifically set forth in the Contract of Sale; and further waives, releases, and indemnifies Released Parties from any and all claims the purchaser or any third party may have now or in the future relating to the condition of the property.

Purchaser to furnish affidavit of identification and capacity required by Maryland Rule 14-305(b).

Cynthia E. O'Connor or Evangelos D. Sidou, Substitute Trustees

CG 5/21 5/28 6/4

C. EVAN ROLLINS, TRUSTEE
131 East Main Street, Elkton, Maryland 21921
410-398-1870

**NOTICE OF TRUSTEE'S SALE
OF REAL ESTATE
KNOWN AS 17 SOUTH FRIENDSHIP COURT,
COLORA, MARYLAND 21917**

Under and by virtue of a Judgment of Absolute Divorce issued by the Circuit Court for Cecil County, being Civil No.: 07-D-06-690, the undersigned Trustees will sell at public auction:

17 South Friendship Court, Colora, Maryland 21917
Tuesday, June 9, 2015 at 1:30pm
Open House begins at 12:30pm

SALE WILL TAKE PLACE AT THE PROPERTY

All that lot or parcel of land situate in the Seventh Election District of Cecil County, Maryland, and designated as 17 Friendship Court, Colora, Maryland 21917, recorded among the Land Records of Cecil County, Maryland, Plat Book W.L.B. No. 1238, folio 727.
BEING all that parcel of land which was conveyed unto Robert E. Gabriel and Lauren Gabriel, by Deed dated September 18, 2002, and recorded among the land records of Cecil County, Maryland, in Plat Book W.L.B. No. 1238, folio 727.

PROPERTY contains .934 acres of land more or less.

TOGETHER WITH the buildings and improvements, thereupon erected, made, or being and all and every the rights, alley, ways, waters, privileges, appurtenances, and advantages to the same belonging or is anywise appertaining.

CONDITIONS OF SALE: (a) Purchaser at time of sale having due notice hereon consummate sale subject to all conditions of title, mortgage, restriction, covenants, reservations, rights of way, encroachments, and easements; (b) said property to be sold in "AS IS" condition and the undersigned Trustees assume no liability of any kind for the condition thereof; (c) said property being sold subject to any existing building violations, and violations, and discrepancies or shortage in an area above or below the surface or encroachments, which a correct survey or an inspection of the premises would disclose if any; (d) Trustees make no guarantees, warranties, or representations, express or implied, as to the real estate nor as to the condition or extent of improvements situate thereon, or for its fitness for any use or purpose; (e) Trustees reserve the right to reject any and all bids and to withdraw the property from sale for any reason at any time; (f) SALE BEING AS ADVERTISED.

TERMS OF SALE: A deposit on the purchase price in the amount of TEN THOUSAND DOLLARS (\$10,000.00) in cash or by Certified or Cashier's Check will be required of the Purchaser at the time and place of sale. Balance due no later than thirty (30) days after the final ratification of sale by the Circuit Court for Cecil County or deposit shall be forfeited and the property resold at the purchaser's expense, time being of the essence. Interest at the rate of nine percent (9%) per annum to be paid on the unpaid balance of the purchase price accounting from the date of sale to the date of settlement. All costs of conveyance including State and County recordation taxes, State transfer taxes, agricultural taxes, and all costs incident to the sale shall be paid by the Purchaser including title examination, recording fees, title insurance, survey and all other costs incident to Purchaser's settlement. Taxes and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan charges to be adjusted to the date of sale and thereafter by the Purchaser.

If Purchaser defaults, in addition to any other legal or equitable remedies available to them, the Trustees may declare the entire deposit forfeited and resell the premises at the risk and cost of the defaulting Purchaser.

Purchaser to furnish an affidavit of identification in the capacity required by the Maryland Rules of Procedure.

H. Norman Hunter, Auctioneer
2084 Jacob Tome Highway
Rising Sun, MD 21911
410-658-3333

C. Evan Rollins, Esq., Trustee
Rollins Law Group
131 East Main Street
Elkton, Maryland 21921
410-398-1870

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