

LEGAL NOTICE

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

Doris P. Scott, Esquire, Attorney
 Scott and Scott
 109 East Main Street
 Elkton, Maryland 21921

Notice to Creditors of Appointment of Foreign Personal Representative

To all Persons Interested in Estate No. 19881, the **Estate of Richard M. Wiernicki**

Notice is given that the Register of Wills of Delaware County, Pennsylvania appointed Edward John Harris of 26 Schoolhouse Lane; Aston, Pennsylvania 19014 as the Executor of the Estate of Richard M. Wiernicki who died on October 23, 2014 domiciled in Pennsylvania, USA.

The Maryland Resident Agent for service of process is Doris P. Scott whose address is 109 East Main Street; Elkton, Maryland 21921.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: Cecil County.

All persons having claims against the decedent must file their claims with the Register of Wills for Cecil County with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice.

Claims filed after that date, or after a date extended by law, will be barred.

By: Edward John Harris
 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

PUBLIC NOTICE

A public hearing will be held by the **PLANNING COMMISSION on Monday, June 15, 2015, with alternate date, Wednesday, June 17, 2015 if quorum is not obtained, at 6:00 p.m.** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. A public hearing will then be held by the **BOARD OF APPEALS on Tuesday, June 23, 2015 with alternate date Thursday, June 25, 2015 if quorum is not obtained, at 7:00 p.m.** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The Planning Commission will make recommendations to the Board of Appeals on the following applications.

SPECIAL EXCEPTION:
FILE: 3718 - APPLICANT: Charles D. Blanford. FOR: Special Exception to operate an in-home business. PROPERTY LOCATION: 107 Love Run Road, Colora, MD 21917, Election District: 6, Tax Map: 16, Parcel: 52, Lot: 4. PROPERTY OWNER: Marcia D. Eldreth. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).
FILE: 3720 - APPLICANT: Eric Polansky. FOR: Special Exception to place mobile home on property for agricultural purposes. PROPERTY LOCATION: 352 Old Elm Road, North East, MD 21901, Election District: 9, Tax Map: 12, Parcel: 19, Lot: 9A. PROPERTY OWNER: 352 Old Elm Road, LLC - Eric Polansky, Managing Member. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).
FILE: 3722 - APPLICANT: The Boat Warehouse - Paul Tripani. FOR: Special Exception Renewal to allow carry-out sales. PROPERTY LOCATION: 111 River Road, Chesapeake City, MD 21915, Election District: 2, Tax Map: 42, Parcel: 77. PROPERTY OWNER: The Boat Warehouse c/o Paul Tripani. PRESENTLY ZONED: Maritime Business, (MB).

By: David Willis, Chairman, Cecil County Board of Appeals

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **June 5, 2015**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG 5/28 & 6/4

PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, June 15, 2015, with alternate date, Wednesday, June 17, 2015 if quorum is not obtained, at 6:00 p.m.**, at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. A public hearing for this application will be held by the County Council of Cecil County on **Tuesday, July 7, 2015, at 7:00 p.m.** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD on the following Rezoning application:

REZONING:
FILE: 2015-03- APPLICANT: Charlestown Crossing, LLC & Charlestown Crossing Apt., LLC. REQUEST: Request to rezone 6.706 acres from Light Industrial, (M-1) to High Density Residential, (RM). PROPERTY LOCATION: U.S. Route 40, North East, MD, 21901, Election District: 5, Tax Map: 30, Parcels: 141 and part of 142. PROPERTY OWNER: Charlestown Crossing, LLC & Charlestown Crossing Apt., LLC. PRESENTLY ZONED: Light Industrial, (M-1).

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **June 5, 2015**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

By: B. Patrick Doordan, Chairman
 Planning Commission

CG: 5/28 & 6/4

PUBLIC NOTICE

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, June 23, 2015 with alternate date, Thursday, June 25, 2015 if quorum is not obtained, at 7:00 p.m.** The meeting will be held at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The Board of Appeals will make their decisions on the following application:

VARIANCE:
FILE: 3719 - APPLICANT: Laura A. Kerr. FOR: Variance for a nine foot (9') side yard setback for construction purposes. PROPERTY LOCATION: 110 Arthur Ave., Port Deposit, MD 21904, Election District: 7, Tax Map: 22, Parcel: 221, Lot: 30. PROPERTY OWNER: Laura A. Kerr. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

APPEAL:
FILE 3721 - APPLICANT: Chesapeake Feline Association, Inc. FOR: Appeal of the 4/29/15 letter from the County Code Compliance Inspector regarding an unlawful business on premises. PROPERTY LOCATION: 88 Spring Hill Lane, North East, MD 21901, Election District: 5, Tax Map: 37, Parcel: 428, Lot: 8. PROPERTY OWNER: 88 Spring Hill Lane, LLC - Mary Fabulic, Managing Member. PRESENTLY ZONED: Rural Residential, (RR).

Cecil County Board of Appeals
 David Willis, Chairman

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **June 12, 2015**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG 5/28 & 6/4

PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, June 15, 2015 with alternate date, Wednesday, June 17, 2015 if quorum is not obtained, at 6:00 p.m.**, at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The recommendation from the Planning Commission will be forwarded to the County Council. An introductory hearing will be held by the **County Council on Tuesday, July 7, 2015 at 7:00 p.m.**, at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD.

TEXT AMENDMENT: SUBDIVISION REGULATIONS:
SUMMARY: Article III, Section 3.3 - Appeal & Article IV, Section 4.0.10, 4.0.11, 4.0.17 and 4.0.18 - Extensions of Concept and Preliminary Major Subdivision Plats.

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **June 5, 2015**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

By: B. Patrick Doordan, Chairman, Cecil County Planning Commission

CG 5/28 & 6/4