

LEGAL NOTICE

In the Orphans' Court for Cecil County, MD
Circuit Courthouse
129 E. Main Street, Rm. 101
Elkton, Maryland 21921

Notice of Judicial Probate

To all Persons Interested in Estate No. 19989, the

Estate of Bonnie Agnes Weller

You are hereby notified that a Petition has been filed in the court by:

Denise Landis
4794 Murfreesboro Road; Arrington, Tennessee 37014

for judicial probate of the will dated May 1, 2013, including the appointment of a personal representative for the estate;

and that the Petition will be heard at 10:45 a.m. on the 29th day of September 2015 in the Orphans' Court of the Cecil County Circuit Courthouse, Room 101 located at 129 East Main Street; Elkton, Maryland 21921;

or at a subsequent time or other place to which the hearing may be adjourned or transferred. Further information may be obtained by reviewing the estate file in the office of the Register of Wills.

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: 08/13/2015, 08/20/2015

IN THE CIRCUIT COURT FOR CECIL COUNTY
Case: C-15-1039

IN THE MATTER OF:
KATHARINE ALEXIS JOHNSON

FOR CHANGE OF NAME TO:
KAYDEN O'NEILL JOHNSON

NOTICE
(Adult)
(DOM REL 61)

The above Petitioner has filed a Petition for Change of Name in which he/she seeks to change his/her name from KATHARINE ALEXIS JOHNSON to KAYDEN O'NEILL JOHNSON.

The petitioner is seeking a name change because:

I AM TRANSGENDER AND WOULD LIKE A MANS NAME

Any person may file an objection to the Petition on or before the 5th day of October, 2015. The objection must be supported by an affidavit and served upon the Petitioner in accordance with Maryland Rule 1-321. Failure to file an objection or affidavit within the time allowed may result in a judgment by default or the granting of the relief sought.

A copy of this notice shall be published one time in a newspaper of general circulation in the county/city at least fifteen (15) days before the deadline to file an objection.

Charlene M. Notarcola
Acting Clerk of Circuit Court

CG 8/20

IN THE CIRCUIT COURT FOR CECIL COUNTY
Case: C-15-1256

IN THE MATTER OF:
JUSTIN TYLOR FROCK-DAMRON

FOR CHANGE OF NAME TO:
JUSTIN TYLOR FROCK

NOTICE

The above Petitioner has filed a Petition for Change of Name in which he/she seeks to change his/her name from JUSTIN TYLOR FROCK-DAMRON to JUSTIN TYLOR FROCK.

Any person may file an objection to the Petition on or before the 4th day of October, 2015. The objection must be supported by an affidavit and served upon the Petitioner in accordance with Maryland Rule 1-321. Failure to file an objection or affidavit within the time allowed may result in a judgment by default or the granting of the relief sought.

A copy of this notice shall be published one time in a newspaper of general circulation in the county/city at least fifteen (15) days before the deadline to file an objection.

Charlene M. Notarcola
Acting Clerk of the Circuit Court

CG 8/20

Law Office of Hunter C. Piel, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE
RESIDENTIAL REAL PROPERTY

34 CAMBRY LANE
ELKTON, MARYLAND 21921

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust, executed by Roy H. Hanna, Jr., and dated March 17, 2004, and recorded among the Land Records of Cecil County, Maryland, at Liber 1614, page 614 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust (the "Noteholder") having subsequently appointed Hunter C. Piel and Brian R. Greuter (the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Cecil County, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust and at the request of the party secured thereby, the Substitute Trustees will offer for sale to the highest qualified bidder at a public auction to be held at the steps of the Circuit Court for Cecil County, Maryland, 129 E. Main Street, Elkton, Maryland 21921, on:

Wednesday, September 9, 2015
at 2:30 p.m.

ALL OF THAT real property being situate in Cecil County, Maryland, and the improvements thereon (collectively, the "Property"), in fee simple, being more particularly described in the Deed of Trust, and generally known as 34 Cambry Lane, Elkton, Maryland 21921.

TERMS OF SALE: A deposit in the amount of Fifteen Thousand Dollars (\$15,000.00), payable in cash or certified check, will be required of the purchaser(s) at the time and place of sale. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of six percent (6%) per annum from the date of sale to and including the date of settlement. In the event the Noteholder, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. The Substitute Trustees reserve the right to reject any and all bids and to extend the time for settlement for any reason.

All senior liens, real estate taxes, recordation taxes, assessments, ground rents, water charges and municipal charges owed against the Property, which are not extinguished as a matter of law by the foreclosure sale, shall be the sole responsibility of the purchaser(s) and shall be paid for by the purchaser at settlement. In the event taxes or other municipal charges owing on or with respect to the Property have been prepaid they shall be adjusted at settlement between the Substitute Trustees and the purchaser(s) to the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the Property or the improvement thereon. The Property will also be sold subject to: (a) all existing housing, building and zoning code violations; (b) all critical area and wetland violations; (c) all environmental problems, conditions and violations which may exist on or with respect to the Property; and (d) all matters and restrictions of record affecting the Property. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Cecil County, Maryland.

The Property will be sold subject to all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record.

The purchaser(s) shall pay all state and local transfer taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final ratification of sale by the Circuit Court for Cecil County, Maryland, unless said period is extended by the Substitute Trustees in Substitute Trustees' sole and absolute discretion. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel,
Brian R. Greuter,
Substitute Trustees

For further information, contact:
Hunter C. Piel, Esquire
Law Office of Hunter C. Piel, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888

Alex Cooper Auctioneers, Inc.
908 York Road
Towson, Maryland 21204
(410) 828-4838

CG 8/20 8/27 9/3

Retiring Teachers Help Outfit New Teachers

The Cecil County Classroom Teachers Association (CCCTA) offered a tent filled with classroom supplies for the 91 new teachers entering county schools this year. The tent was part of the new teacher reception at the Principio Iron Works mansion. The teachers association uses some of their funds to purchase items, but they also get gently-

used classroom materials from retiring teachers, explained CCCTA president Lori Hrinko. New teachers attending the event were given large IKEA bags and had a half hour to select 20 items from the new materials and could then peruse the tables filled with donations from the retiring teachers.