

LEGAL NOTICE

The Law Offices of Kirk Halpin & Associates, P.A.
6339 Ten Oaks Road, Suite 150
Clarksville, Maryland 21029

**SUBSTITUTE TRUSTEES' SALE OF A
VALUABLE PROPERTIES**

201 Johnstown Road, Elkton, MD 21921
&

Tax ID#03-028518, Lumber Mill Lane, Elkton, MD 21921

Under and by virtue of the power of sale contained in a certain Real Estate Deed of Trust (the "Deed of Trust") from Stanley R. Harper and Victoria Lynch, now known as Victoria Harper, dated December 21, 2004, recorded in Book 1811 at Page 057 among the Land Records of Cecil County (Case No. 07-C-15001075), default as defined in said Deed of Trust having occurred, and at the request of the party secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Cecil County, at the Courthouse Door, Elkton, 129 E. Main Street, on **November 4, 2015 at 10:00 AM.**

ALL THAT FEE-SIMPLE LOTS OF GROUND AND THE IMPROVEMENTS THEREON situated in Cecil County, MD and more fully described in the aforesaid Deed of Trust.

201 Johnstown Road is 5.00 acres of land more or less with a mobile home parked on the land.

The lot on Lumber Mill Lane is 2.00 acres of land more or less and is unimproved

Terms of Sale: A cash deposit, certified check or cashier's check for \$10,000 will be required of the purchaser(s) at time and place of sale. The balance of the purchase price is to be paid in cash within ten (10) days following final ratification of the sale by the Circuit Court for Cecil County. Substitute Trustee will grant an additional 30 days to settle upon the receipt of an additional non-refundable deposit of \$8,000. Time is of the essence for the purchaser(s) performance. If the purchaser(s) fails to go to settlement the deposit shall be forfeited to the Substitute Trustees and all expenses of this sale (including attorney fees and full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser(s) shall not be entitled to any surplus proceeds or profits resulting from any resale of the properties regardless of any improvements made to the real properties. Interest to be charged on the unpaid purchase money at the rate of 5% from date of sale to the date funds are received by the Substitute Trustees. All other public charges or assessments, including but not limited to, environmental citations, water/sewer charges, ground rent, sanitary and/or metropolitan district charges, personal property taxes, real property taxes, tax sale redemption, condominium/HOA dues, are to be adjusted to the date of sale and assumed thereafter by the purchaser(s). The purchaser(s) shall be responsible for payment of any ground rent escrow, if required. The properties will be sold in "AS IS" condition, and without any representations or warranties, either express or implied, with respect to the nature, value, use, description or condition of the properties, equipment, fixtures or improvements. The properties are also being sold subject to all existing housing, building and zoning code violations, critical area and wetland violations, environmental problems, conditions or hazards, which may exist on or with respect to the properties and such state of facts that an accurate survey or physical inspection of the properties might disclose. Purchaser(s) shall be responsible for obtaining physical possession of the properties. If there are tenants in possession of all or part of the properties, the Substitute Trustees shall not be responsible for any tenant security deposit. The properties are being sold subject to easements, agreements, restrictions or covenants of record affecting same, if any. If the Substitute Trustees are unable to convey good and marketable title, the purchaser(s) sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser(s). Upon refund of the deposit this sale shall be null and void and of no effect and the purchaser(s) shall have no further claim against the Substitute Trustees. Cost of all documentary stamps, transfer taxes, agricultural transfer taxes and settlement costs to be paid by the purchaser(s). In the event settlement is delayed for any reason and the properties are purchased by someone other than Note holder, there shall be no abatement of interest caused by the delay. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the properties from the date of sale. The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Auctioneer and the

Substitute Trustees do not make representations or warranties with respect to the accuracy of this information. The acreage and square footage are approximate.

Kirk J. Halpin, Daniel A. Staeven, Substitute Trustees

Auctioneer:
Hunter's Auctioneer Services, Inc.
Norman Hunter, Auctioneer
2084 Jacob Tome Mem. Hwy
Port Deposit, MD 21904
(410) 658-6400

CG 10/15, 10/22, 10/29

Mark Sebastian, Proper Person
303 Stone Run Drive
Rising Sun, Maryland 21911

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

To all Persons Interested in Estate No. 19934, the

Estate of William Martin Eckroade

Notice is given that Mark Sebastian of 303 Stone Run Drive; Rising Sun, Maryland 21911 was, on September 18, 2015, appointed personal representative of the estate of William Martin Eckroade who died on June 8, 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 March, 2016.

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: Mark Sebastian
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: 10/01/2015, 10/08/2015, 10/15/2015

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. 20095, the

Estate of Walter Clayton Taylor

Notice is given that Amber Mackeprang of 240 Kirks Mill Lane; North East, Maryland 21901, Joshua Taylor of 127 Linton Run Road; Port Deposit, Maryland 21904 and Mirsa Taylor of 578 McGrady Road; Rising Sun, Maryland 21911 were, on October 2, 2015 appointed personal representatives of the estate of Walter Clayton Taylor who died on August 20, 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 2nd day of April, 2016.

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: Amber Mackeprang
Joshua Taylor
Mirsa Taylor
Personal Representatives

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: 10/08/2015, 10/15/2015, 10/22/2015

Clara E. Campbell, Attorney
Law Offices of Clara E. Campbell
190 East Main Street
Elkton, Maryland 21921

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

To all Persons Interested in Estate No. 20082, the

Estate of Marjorie L. Taylor

Notice is given that Marilyn Ann Blankenship of 19 Greenwood Street; Elkton, Maryland 21921 and Deborah Ann Bowen of 196 Elk View Road; North East, Maryland 21901 were, on September 25, 2015, appointed personal representatives of the estate of Marjorie L. Taylor who died on July 14, 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 25th day of March, 2016.

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: Marilyn Ann Blankenship
Deborah Ann Bowen
Personal Representatives

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: 10/08/2015, 10/15/2015, 10/22/2015

Robert Valliant Jones, P.A., Attorney
157 East Main Street
Elkton, Maryland 21921

**Notice to Creditors of Appointment
of Foreign Personal Representative**

To all Persons Interested in Estate No. 20055, the

Estate of Eugenio A. Iubatti

AKA: Geno Iubatti

Notice is given that the Superior Court of New Castle County, Delaware appointed Joseph Blase Iubatti of 755 Loveville Road; Hockessin, Delaware 19707 as the Executor of the Estate of Eugenio A. Iubatti (AKA: Geno Iubatti) who died on March 12, 2014 domiciled in Delaware, USA.

The Maryland Resident Agent for service of process is Robert Valliant Jones whose address is 157 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: Joseph Blase Iubatti
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: 10/01/2015, 10/08/2015, 10/15/2015