

LEGAL NOTICE

**IN THE CIRCUIT COURT OF MARYLAND FOR
CECIL COUNTY****Case No. 07-C-15-000917**

DANIEL A. STAEVEN, Substitute Trustee

and

KIRK J. HALPIN, Substitute Trustee

Plaintiffs

vs.

CHRISTOPHER J. EASTRIDGE

Defendant

NOTICE

ORDERED, BY THE Circuit Court for Cecil County, this 17th day of September, 2015, that the Report of Sale of the property mentioned in these proceedings known as **Ash Lane, Tax ID#03-54993, Elkton, Maryland 21921**, made and reported by Daniel A. Staeven and Kirk J. Halpin, Substitute Trustees, be **RATIFIED** and **CONFIRMED**, unless cause to the contrary thereof be shown on or before the 9th day of November, 2015 and provided a copy of this Notice be inserted in Cecil Guardian newspaper, a newspaper of general circulation published in Cecil County, once in each of three successive weeks, before the 6th day of November, 2015.

The report states the amount of the sale to be \$5,000.00 for Ash Lane, Tax ID#03-54993, Elkton, Maryland 21921.

Charlene M. Notarcola
Clerk

CG 10/15 10/22 10/29

LAW OFFICES
ROBERT VALLIANT JONES, P.A.
157 EAST MAIN STREET
ELKTON, MARYLAND 21921
(410) 398-1918

LAW OFFICES
CLOWER, PARRACK & SEAMAN, LLC
226 EAST MAIN STREET
ELKTON, MARYLAND 21921
(410) 398-7400

**TRUSTEE'S SALE OF
VALUABLE FEE SIMPLE UNIMPROVED
PROPERTY****32+/- acres on Theodore Road, Port Deposit, Maryland**

By virtue of the Order of the Circuit Court for Cecil County dated October 6, 2015, in Case No. 07-C-15-1105, appointing Dennis S. Clower and Robert Valliant Jones as Trustees Directing Sale, the undersigned Trustees will offer for sale at public auction to be held at the Circuit Court for Cecil County at the Court House door, 129 East Main Street, Elkton, Maryland, on:

Friday, November 13, 2015 at 10:00 a.m.

the following real property located on Theodore Road, Fifth Election District, Cecil County:

BEING KNOWN AND DESIGNATED as all those lots or parcels of land situate in the Fifth Election District of Cecil County just West of Theodore, and being located on both sides of the Bay View-Port Deposit Road, and being composed of all those six contiguous parcels of land in the Fifth Election District of Cecil County which are more particularly described in a Confirmatory Deed dated November 1, 2013, and recorded among the Land Records of Cecil County in Book 3508, Page 272, containing 32 acres, more or less, also being Parcel 72 on Tax Map 24, Property ID# 05-037077.

THE PROPERTY WHICH IS THE SUBJECT OF THIS SALE, together with all of the improvements thereon, will be sold in its entirety AS IS as to its condition.

TERMS OF SALE: A deposit of \$10,000.00 in cash or certified check will be required of the purchaser at the time and place of sale; balance in cash at settlement to be held within thirty (30) days of ratification of sale by the Circuit Court for Cecil County; interest to be charged at 6% to the purchaser, on the unpaid purchase money from date of sale to date of settlement. Property taxes and other public charges to be adjusted to date of sale. All conveyancing costs, State transfer tax and documentary stamps, Cecil County transfer fee to be borne entirely by the purchaser. If the Trustees are unable to convey good and marketable title, the purchaser's sole remedy at law shall be limited to the refund of the deposit to the purchaser.

Dennis S. Clower, Trustee
Robert Valliant Jones, Trustee

R.C. Burkheimer & Associates, Auctioneer
410-287-5788

CG 10/29 11/5 11/12

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

In the Orphans' Court for Cecil County, MD

Circuit Courthouse
129 East Main Street, Room 101
Elkton, Maryland 21921

Notice of Judicial Probate

To all Persons Interested in Estate No. 20108, the

Estate of Nicholas Edmund Russo

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

Kamie E. Pagano
77 Main Street, Apt. 2
P.O. Box 2; Warwick, Maryland 21912

for judicial appointment of a personal representative for the estate;

and that the Petition will be heard at 10:15 a.m. on the 3rd day of November 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: 10/22/2015, 10/29/2015

In the Orphans' Court for Cecil County, MD

Circuit Courthouse
129 East Main Street, Room 101
Elkton, Maryland 21921

Notice of Judicial Probate

To all Persons Interested in Estate No. 20078, the

Estate of Donnie Wayne Robinson

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

Tina M. Graham
200 Woolens Road; Elkton, Maryland 21921

for judicial probate of the will dated June 11, 2015, including the appointment of a personal representative for the estate;

and that the Petition will be heard at 10:15 a.m. on the 8th day of December 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

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A Spooktacular Weekend*Continued from page 1*

town living and welcome folks from states away. Christie also started the "Main State North East," Facebook page to generate even more interest in the area. "I've been posting all events and specials for North East so locals and tourists can see "What's up downtown," she added. "I have over 300 Likes in less than two weeks, but I would like to grow on that considering we have so many events coming up. The new bakery is hoping to be open by the Cecil County Christmas Parade (noon) on December 5th."

Still for others after a long work day, just kicking back with a scary movie is celebration enough. "It usually means turning off all of the lights to make it look like I'm not home," said Mike McAllister, a distributor for Utz chips which is selling Halloween pretzel sacks.

However you spend it this weekend, make it safe and make it fun.