

LEGAL NOTICE

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

ROLLINS & DELLMYER, P.A.
 135 NORTH STREET
 ELKTON, MARYLAND 21921
 (410) 398-1870

TRUSTEE'S SALE OF VALUABLE FEE SIMPLE REAL PROPERTY
992 Town Point Road, Chesapeake City, Maryland

By virtue of the Order of the Circuit Court for Cecil County dated September 4, 2015, in Case No. 07-C-14-124, appointing C. Evan Rollins 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, March 11, 2016 at 10:00 a.m.

the following real property located at 992 Town Point Road, Chesapeake City, Second Election District, Cecil County:

BEING KNOWN AND DESIGNATED as a 0.983 acre parcel of land located on the South side of Town Point Road, West of Port Herman, in the Second Election District of Cecil County, Maryland, also being Parcel 85 on Tax Map 47, Property ID# 02-020084, the improvements thereon being known as 992 Town Point Road, Chesapeake City, MD 21915, all of which is described in the deed dated April 25, 2011 and recorded among the land records of Cecil County in Book 3023, folio 053.

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. This sale is subject to all deeds of trust, mortgages, and any liens of record.

TERMS OF SALE: A deposit of \$5,000.00 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.

C. Evan Rollins, Trustee
 Robert Valliant Jones, Trustee

R.C. Burkheimer & Associates, Auctioneer
 410-287-5788 CG 2/25 3/3 3/10

PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, March 21, 2016, with alternate date, Wednesday, March 23, 2016 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 be held by the County Council of Cecil County on Tuesday, April 5, 2016, at 7:00 p.m. at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD on the following Rezoning application:

REZONING:
FILE: 2016-02- APPLICANT: Stephen B. Beiler. REQUEST: Request to rezone 9.9195 acres from Rural Residential, (RR) to Business General, (BG). PROPERTY LOCATION: E/S of Jacob Tome Hwy., Colora, MD 21917, Election District: 6, Tax Map: 10, Parcel: 25. PROPERTY OWNER: Stephen B. & Rachel S. Beiler. PRESENTLY ZONED: Rural Residential, (RR).

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **March 11, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

By: B. Patrick Doordan - Chairman, Cecil County Planning Commission CG: 3/3 & 3/10

PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, March 21, 2016 with alternate date, Wednesday, March 23, 2016 if quorum is not obtained, at 6:00 p.m.**, at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD.

FY 2017 - 2021 CAPITAL IMPROVEMENT PROGRAM ANNUAL REPORT - 2015

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

By: B. Patrick Doordan, Chair, Cecil County Planning Commission CG 3/3 & 3/10

PUBLIC NOTICE

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, March 29, 2016 with alternate date, Thursday, March 31, 2016 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 applications:

SPECIAL EXCEPTION - Planned Unit Development:
FILE: 3755 - APPLICANT: Charlestown Crossing, LLC. FOR: Special Exception Revision of a Planned Unit Development. PROPERTY LOCATION: Charlestown Crossing Blvd., North East, MD 21901, Election District: 5, Tax Map: 30, Parcels: 139 & 140. PROPERTY OWNER: Charlestown Crossing, LLC / Andy Freeman. PRESENTLY ZONED: Suburban Transition, (ST).

By: Mark Saunders, Chairman, Cecil County Board of Appeals

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **March 11, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258. CG: 3/3 & 3/10

PUBLIC NOTICE

A public hearing will be held by the **PLANNING COMMISSION on Monday, March 21, 2016, with alternate date, Wednesday, March 23, 2016 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, March 29, 2016 with alternate date Thursday, March 31, 2016 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 EXCEPTIONS:
FILE: 3751 - APPLICANT: Jerry & Patricia Crutchfield. FOR: Special Exception to place a mobile home on the property for hardship purposes. PROPERTY LOCATION: 153 Murray Road, Elkton, MD 21921, Election District: 3, Tax Map: 19, Parcel: 369. PROPERTY OWNER: Jerry & Patricia Crutchfield. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).
FILE: 3752 - APPLICANT: Glenn M. Sensenig. FOR: Special Exception Renewal for a home occupation to rent and sell equipment. PROPERTY LOCATION: 430 Locust Point Road, Elkton, MD 21921, Election District: 2, Tax Map: 38, Parcel: 344. PROPERTY OWNER: Glenn M. Sensenig. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).
FILE: 3753 - APPLICANT: Frank Kaniecki. FOR: Special Exception to operate an in-home business. PROPERTY LOCATION: 321 Washington School House Road, Rising Sun, MD 21911, Election District: 5, Tax Map: 18, Parcel: 280. PROPERTY OWNER: Donald J. & Marlana L. White. PRESENTLY ZONED: Rural Residential, (RR).
FILE: 3754 - APPLICANT: Lawrence Carver. FOR: Special Exception Renewal to operate a paint ball business. PROPERTY LOCATION: 2981 Old Telegraph Road, Chesapeake City, MD 21915, Election District: 5, Tax Maps: 43 & 44, Parcels: 3, 72 & 87. PROPERTY OWNER: Lawrence R., Jr. & Nancy M. Carver. PRESENTLY ZONED: Southern Agricultural Residential, (SAR).

By: Mark Saunders, Chairman, Cecil County Board of Appeals

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **March 11, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258. CG: 3/3 & 3/10

Robert Valliant Jones, P.A., Attorney
 157 East Main Street
 Elkton, Maryland 21921
 410-398-1918

Small Estate Notice of Appointment Notice to Creditors Notice to Unknown Heirs

To all Persons Interested in Estate No. 20296, the **Estate of Roy Keith Whiting**

Notice is given that Gary Ken Whiting of 45 Cissel Drive; North East, Maryland 21901 was, on March 1, 2016, appointed personal representative of the small estate of Roy Keith Whiting who died on February 11, 2016 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice.

All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them 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) Thirty days 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

By: Gary Ken Whiting
 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: 03/10/2016

David S. Mahoney, Proper Person
 25483 N. Countryside Court
 Lake Barrington, Illinois 60010

Notice of Appointment Notice to Creditors Notice to Unknown Heirs

To all Persons Interested in Estate No. 20200, the **Estate of Jean Spence Mahoney**
 AKA: Genevieve Eleanor Mahoney

Notice is given that Davis S. Mahoney of 25483 N. Countryside Court; Lake Barrington, Illinois 60010 was, on February 23, 2016, appointed personal representative of the estate of Jean Spence Mahoney who died on November 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.

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: **David S. Mahoney**
 Personal Representative

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

CG: 03/03/2016, 03/10/2016, 03/17/2016

Your Community News Source

Please send us breaking news about your organizations, sports teams, fire companies, local charities and non-profits. We want to get your events and schedules published.

Send to publisher@cecilguardian.com