

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 **408 BLUE BALL ROAD, ELKTON, MD.** Under a power of sale contained in a certain Deed of Trust from Cecil H. Robbins and Deborah A. Robbins dated September 26, 2012, recorded in Liber 3350, Page 430 among Land Records of Cecil County, MD, default having occurred under the terms thereof, Trustee will sell at public auction at the Circuit Court for Cecil Co., at the Courthouse Door, Elkton, 129 E. Main Street, on **MAY 2, 2016 at 3PM.**

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 \$8,000.00 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. 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, due payable in immediate funds within 10 days of final ratification of sale by the court. Noteholder shall not be obligated to pay interest in the event noteholder is purchaser. No abatement of interest due from purchaser in the event additional funds are tendered before settlement or settlement is delayed for any reason. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** 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, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser responsible for obtaining physical possession of the property, and assumes risk of loss/damage from sale date. Purchaser waives personal service of papers filed in connection with the sale or any motions resulting from the sale on himself or his designee, and agrees to accept service by regular mail at 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, Purchase'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 Trustee, 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, Substitute Trustee

CG 4/14 4/21 4/28

**NOTICE OF BOARD OF APPEALS
 PUBLIC HEARING
 TOWN OF PORT DEPOSIT**

At their meeting on Tuesday, April 12, 2016, the Board of Appeals for the Town of Port Deposit rescheduled the public hearing to consider File BOA-01-2016 – an appeal of a decision of the Historic Area Commission to deny File No. 14-2015 – application from the Port Deposit Presbyterian Church, 44 S. Main St., to replace an existing high slope with slate profile architectural shingles retaining copper ridge cap and replacing other flashing with new aluminum flashing for Tuesday, May 10, 2016 at 7:00 p.m. in Town Hall, 64 S. Main Street, Port Deposit. The meeting agenda is posted on our website: www.portdeposit.org. Interested parties are invited to attend the public hearing meeting.

CG 4/21 4/28



**TOWN OF CHESAPEAKE CITY
 FILING OF CANDIDATES**

ANY QUALIFIED PERSON SEEKING TO BE
 A CANDIDATE FOR TOWN COUNCIL OR MAYOR
 MUST FILE A CERTIFICATE OF CANDIDACY
 AT THE TOWN HALL
 108 BOHEMIA AVENUE CHESAPEAKE CITY, MD

DEADLINE TO FILE IS
 12:00 NOON FRIDAY – MAY 6, 2016

TOWN ELECTION WILL BE HELD
 MONDAY – JUNE 6, 2016

QUALIFICATIONS OF COUNCIL MEMBERS

SECTION 26-4

Councilpersons shall have resided in the Town for at least one year immediately preceding their election and shall be qualified registered voter of the Town. Councilperson shall be required to take an oath of office in accordance with Section 26-91 and shall maintain a permanent residence in the Town during their term of office.

QUALIFICATIONS FOR MAYOR

SECTION 24-17

The Mayor shall have resided in Town for at least one year immediately preceding his election and shall be a qualified registered vote of the Town. The Mayor shall be required to take an oath of office in accordance with section 26-91 and shall maintain a permanent resident in the Town during his/her term in office.

CG 4/21

Doris P. Scott, 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. 20374, the
Estate of James W. Cartwright, Sr.

Notice is given that the Register of Wills of Fayette County, Pennsylvania appointed Tina Marie Cartwright of 91 Remington Road; Port Deposit, Maryland 21904 as the Executrix of the Estate of James W. Cartwright, Sr. who died on July 15, 2011 domiciled in Pennsylvania, USA.

The Maryland Resident Agent for service of process is Tina Cartwright whose address is 91 Remington Road; Port Deposit, Maryland 21904.

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: Tina Marie Cartwright
 Foreign 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: 04/21/2016, 04/28/2016, 05/05/2016

Lisa Kunitz Getz, Esq., Attorney
 26 South Main Street
 Bel Air, Maryland 21014

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

To all Persons Interested in Estate No. 20290, the
Estate of Joseph Scott Keemer
 AKA: J. Scott Keemer

Notice is given that the Orphans' Court of Lancaster County, Pennsylvania appointed Spencer D. Keemer of 101 King's Arms at Waterford; York Pennsylvania 17402 as the Personal Representative of the Estate of Joseph Scott Keemer (AKA: J. Scott Keemer) who died on May 18, 2015 domiciled in Pennsylvania, USA.

The Maryland Resident Agent for service of process is Lisa Kunitz Getz, Esq. whose address is 26 South Main Street; Bel Air, Maryland 21014.

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: Spencer D. Keemer
 Foreign 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: 04/07/2016, 04/14/2016, 04/21/2016