

LEGAL NOTICE

**Douglas R. Cain**, Attorney  
Law Offices of Clara E. Campbell, LLC  
190 East Main Street  
Elkton, Maryland 21921

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

To all Persons Interested in Estate No. 20387, the  
**Estate of Frank Leroy Boyko**

Notice is given that Joy M. Boyko of 754 Oldfield Point Road; Elkton, Maryland 21921 was, on April 21, 2016, appointed personal representative of the small estate of Frank Leroy Boyko who died on May 21, 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 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: Joy M. Boyko  
*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: 04/28/2016

**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

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

**Aretha Young**, Proper Person  
2904 Stonegate Boulevard  
Elkton, Maryland 21921

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

To all Persons Interested in Estate No. 20306, the  
**Estate of Robert F. Young**

Notice is given that Aretha Young of 2904 Stonegate Boulevard; Elkton, Maryland 21921 was, on April 5, 2016, appointed personal representative of the estate of Robert F. Young who died on January 19, 2016 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 5<sup>th</sup> day of October, 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: Aretha Young  
*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: 04/14/2016, 04/21/2016, 04/28/2016

**TOWN OF PORT DEPOSIT  
RESOLUTION 01-2016 CONSTANT YIELD TAX RATE  
NOTICE OF PUBLIC HEARING**

The Mayor and Town Council of the Town of Port Deposit will hold a public hearing on Tuesday, May 3, 2016 at 7:00 p.m. at Town Hall 64 South Main Street, Port Deposit, MD 21904 to consider the constant yield tax rate for the FY 2017 Budget. The public is invited to submit comments or ask questions during the hearing.

By: Wayne L. Tome, Sr., Mayor

CG 4/28

**PUBLIC NOTICE**

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, May 24, 2016 with alternate date, Thursday, May 26, 2016 if quorum is not obtained, at 7:00 p.m.** The meeting will be held at the County Administration Building, Senior Center Dining Room, 200 Chesapeake Blvd., Elkton, MD. The Board of Appeals will make their decisions on the following applications:

**VARIANCE:**

**FILE: 3764** - APPLICANT: Canal Place L.C. FOR: 1.4' variance to the flood protection freeboard from the required 2'. Per Section 231.6.(A) 2 of the Cecil County Zoning Ordinance. PROPERTY LOCATION: 299 Boat Yard Road, Chesapeake City, MD 21915, Election District: 2, Tax Map: 43, Parcel: 107. PROPERTY OWNER: Canal Place L.C. c/o Christopher Dann. PRESENTLY ZONED: Maritime Business, (MB).

**APPEAL:**

**FILE: 3763** - APPLICANT: Brian Clark & Courtney B. Keister. FOR: Appeal of the Zoning Administrator's decision to issue a Zoning Certificate. PROPERTY LOCATION: 265 Veazey Cove Road, Earleville, MD 21919, Election District: 1, Tax Map: 52, Parcel: 1. PROPERTY OWNER: Amos K. King. 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 **May 9, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG 4/28 & 5/5

**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.

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