

LEGAL NOTICE

Law Office of Hunter C. Piel, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE
RESIDENTIAL REAL PROPERTY**

34 CAMBRY LANE, ELKTON, MARYLAND 21921

Under and by virtue of the power of sale contained in that certain Purchase Money Deed of Trust, executed by Roy H. Hanna, Jr., and dated March 17, 2004, and recorded among the Land Records of Cecil County, Maryland, at Liber 1614, page 614 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust (the "Noteholder") having subsequently appointed Hunter C. Piel and Brian R. Greuter (the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Cecil County, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust and at the request of the party secured thereby, the Substitute Trustees will offer for sale to the highest qualified bidder at a public auction to be held at the steps of the Circuit Court for Cecil County, Maryland, 129 E. Main Street, Elkton, Maryland 21921, on:

**Tuesday, June 14, 2016
at 11:30 a.m.**

ALL OF THAT real property being situate in Cecil County, Maryland, and the improvements thereon (collectively, the "Property"), in fee simple, being more particularly described in the Deed of Trust, and generally known as 34 Cambry Lane, Elkton, Maryland 21921.

TERMS OF SALE: A deposit in the amount of Fifteen Thousand Dollars (\$15,000.00), payable in cash or certified check, will be required of the purchaser(s) at the time and place of sale. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of six percent (6%) per annum from the date of sale to and including the date of settlement. In the event the Noteholder, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. The Substitute Trustees reserve the right to reject any and all bids and to extend the time for settlement for any reason.

All senior liens, real estate taxes, recordation taxes, assessments, ground rents, water charges and municipal charges owed against the Property, which are not extinguished as a matter of law by the foreclosure sale, shall be the sole responsibility of the purchaser(s) and shall be paid for by the purchaser at settlement. In the event taxes or other municipal charges owing on or with respect to the Property have been prepaid they shall be adjusted at settlement between the Substitute Trustees and the purchaser(s) to the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the Property or the improvement thereon. The Property will also be sold subject to: (a) all existing housing, building and zoning code violations; (b) all critical area and wetland violations; (c) all environmental problems, conditions and violations which may exist on or with respect to the Property; and (d) all matters and restrictions of record affecting the Property. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Cecil County, Maryland.

The Property will be sold subject to any of the follow that are not extinguished as a matter of law by the foreclosure sale: all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose.

The purchaser(s) shall pay all state and local transfer taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final ratification of sale by the Circuit Court for Cecil County, Maryland, unless said period is extended by the Substitute Trustees in Substitute Trustees' sole and absolute discretion. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel,
Brian R. Greuter,
Substitute Trustees

For further information, contact:
Hunter C. Piel, Esquire
Law Office of Hunter C. Piel, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888

Alex Cooper Auctioneers, Inc.
908 York Road
Towson, Maryland 21204
(410) 828-4838

CG 5/26, 6/2, 6/9

**For Categorically Excluded Projects
SUBJECT to Part 58.5
Notice to the Public of to Request
Release of Funds**

Date: May 26, 2016
Name of Grantee: Town of Cecilton
Address of Grantee:
117 West Main Street, Cecilton, Maryland
Phone Number of Grantee: 410-275-2692

The purpose of this Notice is to identify actions to be taken by the Town of Cecilton.

On or about June 3, 2016 the Town of Cecilton will request that the Maryland Department of Housing and Community Development release federal funds from the Maryland Community Development Block Grant Program to be used for the following project:

Project Title: Town of Cecilton's Pump Station
Purpose of Project: To Update the Pump Station
Location: Corner of Wilson and Church Streets, Cecilton, Maryland
Total Project Cost: \$401,118.

Notice is hereby given that Cecilton has prepared an Environmental Review Record on the project(s) described in this Notice and has determined said project(s) to be Categorically Excluded under the provisions of the National Environmental Policy Act of 1969 (NEPA) as amended.

The Environmental Review Record which documents the Environmental Review of these project(s) is available for public examination at the Cecilton Town office during normal business hours.

Request for Release of Funds

The Town of Cecilton will undertake the project(s) described above with Maryland Community Development Block Grant funds. This Notice also certifies that Joseph A. Zang, III, serving in the official capacity of Mayor, consents to accept the jurisdiction of the Federal Courts if an action is to be brought to enforce responsibilities in relation to the environmental reviews, decision-making, and action; and certifies that these responsibilities have been satisfied. The State's approval of the certification satisfies its responsibility under NEPA and related laws and authorities, and allows the Town of Cecilton to use CDBG funds.

Objections to Release of Funds

Objections to the release of funds will be accepted by the Department of Housing and Community Development only if one or more of the following apply: (a) that the certification was not in fact executed by the Certifying Officer; or (b) that the (City/Town/County) has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; or (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by this part before Release of Funds and approval of the environmental certification by DHCD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments to the (City/Town/County) and to the CDBG Environmental Officer, MD Department of Housing and Community Development, 100 Community Place, Crownsville, Maryland 21032-2023. All such comments must be received no later than June 21, 2016

CG 5/26

Council Holds Budget Hearing

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us to do," Allison told the County Council on Tuesday morning. "The county has nothing to do with the town of North East's tax rate."

Allison had also gotten into contact with the State Attorney General's office.

The issue was resolved before the end of the day.

The Maryland Department of Assessments and Taxation reconsidered their original directive to the county, agreeing that Cecil County is a separate taxing entity and could continue on their original public notification schedule and budget consideration and approval dates.

After Thursday's public hearing on the FY17 budget, the County Council will hold a budget deliberation meeting on May 31 at 9 a.m. and another budget meeting on June 2 at 1:30 p.m. They will vote on the budget on June 7.

OWNERS * INVESTORS

ABSOLUTE AUCTION

Large 3 Bedroom home w/ 1 1/2 Baths
Saturday June 4th. at 11 AM

visit: rcburkheimer.com
R. C. BURKHEIMER
Realtor & Auctioneer
410 920 2228

Wedding Rock on the Octoraro River

ABSOLUTE AUCTION

7.3 Acres with 962.8 Ft. of River Frontage
Saturday June 18th. at 11 AM

Visit: rcburkheimer.com for more Info & Survey
R. C. BURKHEIMER
Realtor & Auctioneer
410 920 2228