

## LEGAL NOTICE

Russack Associates, LLC  
100 Severn Avenue, Suite 101  
Annapolis, Maryland 21403

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE APARTMENT BUILDINGS

501 Evans Street, Perryville, Maryland 21903  
(a/k/a Otsego Street, Tax ID #07-025181)

Under and by virtue of the power of sale contained in a certain Real Estate Deed of Trust (the "Deed of Trust") from 501 Evan Street Properties, LLC, dated October 13, 2006, recorded in Book 2239 at Page 678 among the Land Records of Cecil County (Case No. 07-C-15001525), 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 **May 25, 2016 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.

The property contains a total of four 1 bedroom and 1 bath units, one 2 bedroom and 1.5 baths unit and one 3 bedroom and 2 bath unit.

Terms of Sale: A cash deposit, certified check or cashier's check for \$20,000 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 \$10,000. 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.

**Daniel A. Staeven & George R. Roles, Substitute Trustees**

Auctioneer:  
Hunter's Auctioneer Services, Inc.  
Norman Hunter, Auctioneer  
2084 Jacob Tome Mem. Hwy  
Port Deposit, MD 21904  
(410) 658-6400

CG 5/5 5/12 5/19

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

### PUBLIC HEARING NOTICE

A public hearing will be held by the Cecil County Council on Thursday, May 26, 2016 at 7:00p.m. at the ELKTON HIGH SCHOOL AUDITORIUM, 110 James Street, Elkton, MD 21921 on the following:

**Bill No. 2016-04 Annual Budget and Appropriation Ordinance - FY 2017**

A Bill to adopt the County Budget including the Current Expense Budget, Capital Budget, Special Purpose Budgets and Grants Budget for the fiscal year ending June 30, 2017, and to appropriate funds for all expenditures for the fiscal year beginning July 1, 2016.

**Bill No. 2016-05 Capital Improvement Program FY2017-2021**

A Bill to approve the Capital Improvement Program for Cecil County for Fiscal Years 2017 through 2021.

**Bill No. 2016-06 Lease Purchase Agreement - Vehicle and Equipment Financing**

A Bill authorizing and empowering Cecil County, Maryland to enter into a lease purchase agreement or similar arrangement in an aggregate principal amount not to exceed Two Million Dollars (\$2,000,000) for the purpose of financing the acquisition of certain necessary and essential vehicles and equipment for use in the County's governmental programs; providing that the obligations of the County under the agreement shall not be a general obligation of the County, shall not constitute a pledge of the full faith and credit or the taxing power of the County and shall not constitute a debt of the County within the meaning of any statutory or constitutional provision, but shall be subject to appropriation in each and every fiscal year during the term of the agreement; empowering the County Executive to execute and deliver an executive order prior to the execution and delivery of the agreement in order to award the agreement to the successful bidder and to fix, prescribe and determine the details of such financing; and relating generally to such financing.

**Bill No. 2016-07 Fees- Transfer of Interest in Land**

A Bill to reinstate a fee for recording no-consideration transfers of an interest in land with the Clerk of Court for Cecil County.

**Bill No. 2016-08 Disposal Fees - Central Landfill**

A Bill to establish fees and rates for the Cecil County Solid Waste Management System (Central Landfill), on and after the effective date of this bill.

**Resolution No. 15-2016 Adoption of Property Tax Rate - FY 2017**

A Resolution to levy and impose a property tax for the fiscal year beginning July 1, 2016 and ending June 30, 2017; setting the tax rates for property and providing for the collection of property tax.

A copy of this legislation is available on the Cecil County Government website at [www.ccgov.org](http://www.ccgov.org) and copies are available in the County Administration Building, 200 Chesapeake Blvd., Elkton. For more information contact the County Council Office at 410.996.5201.

By: James Massey, Council Manager

CG 5/12 5/19

### Givens And Piner Talk

*Continued from page 1*

town," Commissioner Givens said.

"We need to change the image of the Elkton Police Department," the incumbent Commissioner said, noting that the police have worked hard to reduce the crime rate and solve cases.

Givens said he also wants to continue to work on the image of downtown Elkton.

"I want to make it more inviting for people to come into Elkton," Givens said, praising the work of the Elkton Alliance to improve the downtown and hold events.

The candidate wants to see a building to serve the town's residents.

"There just needs to be a building that encompasses everything," Givens said, explaining it needs to be able to house recreational activities and meetings for all types of groups and all age groups.

Givens said he has continued to go out into the community.

One thing that worries the candidate is the image on social media portraying Elkton as a dangerous place. Givens

## Some Say Missing Candidates Should Be Questioned

With Elkton Town Commissioner candidates Bob Gorman and Chris Zeuskas skipping the only candidate forum for the upcoming May 24 town election, some people expressed disappointment.

"We have four people running for commissioner," noted local businessman Dwight Hair.

Incumbent Town Commissioners Charles Givens and Earl Piner attended the event.

Hair said the other two candidates appear to have not grasped the activities in the town and are spreading information that is incorrect.

Hair said one claim is that water rates have been increased. He noted that while rates were increased under former Mayor Joe Fisona, that is not the case with the current administration.

Mayor Robert Alt proposed a decrease in the water rates which was supported by the town board.

As for the requirement that the town make an agreement for a back-up water source from Artesian Water, Hair said the state forced that requirement onto towns and Mayor Fisona signed the agreement with Artesian.

The proposed recreational/community center being considered by the town officials has been an item on the agenda of other administrations, Hair said, noting how under Mayor Fisona, the town spent \$160,000 on a community center study and no action was taken in the wake of that report.

County Executive Tari Moore attended the Elkton candidate forum saying that what is good for the town of Elkton is also good for the county. After the event, Moore posted on social media that she was disappointed the candidates Gorman and Zeuskas did not attend the forum.

said this is not true.

"It's a misnomer when you see that," he said, explaining that even minor incidences such as shoplifting in the large stores show up as a bad mark against the town.

One of the topics being discussed in the current town election is whether the town should seek grants and loans.

Givens said these programs are open to the town and it is in the best interests for the business community and local taxpayers to take advantage of the available programs.

"Grants have paid a significant part in the progress that Elkton has made," Givens said.

Givens said he wants to improve the lines of communication within the town. He said a recent town handbook helps, but the town officials need to reach out into the community to further explain program such as recycling.

Commissioner Earl Piner said that given another term in office, he would continue to work closely with all of the people and groups in town.

"I've been here 39 years," Piner said. "I've seen the good and the bad."

He said that Elkton is a great place.

"I live and breath what's going on in the community," he said.

Law enforcement is a primary concern of Piner who said the police need the funds to do their job with the right personnel and proper equipment.

As for grants and loans for the business community, Piner said that if Elkton does not participate in programs made to enhance business, other communities will gladly grab up the funds to enhance their business community.

Piner said he does not understand how anyone could speak against the business community.

"When anyone runs for office, the first thing you hear is economic development," Piner said, noting he will continue to support the good climate for business.

Piner would like to further encourage the public to get involved in government. In particular, he would like to facilitate community associations in the town to contact the town office so they can work together to solve any issues.

"I love what I do," Piner said about being on the town board.

He said he does not do it for the title, but serves as a town commissioner to help improve his community.

Contact Donna Guns to place an ad in the Cecil Guardian!

410-490-4777

email: [dguns@cecilguardian.com](mailto:dguns@cecilguardian.com)