

# LEGAL NOTICE

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. 20406, the

### Estate of Edward J. Rentoul

AKA: Edward Joseph Rentoul

Notice is given that the Register of Wills of New Castle County, Delaware appointed Caroline Atkins of 1619 Willow Avenue, Wilmington Delaware 19804 as the Executrix of the Estate of Edward J. Rentoul (AKA: Edward Joseph Rentoul) who died on June 25, 2015 domiciled in Delaware, USA.

The Maryland Resident Agent for service of process is Doris P. Scott, Attorney whose address is 109 East Main Street; Elkton, Maryland 21921.

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: Caroline Atkins  
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: 05/05/2016, 05/12/2016, 05/19/2016

Martha Leary Sotelo, Esq., Attorney  
Vaughan, Fincher & Sotelo, PC  
8609 Westwood Center Drive, Suite 400  
Vienna, Virginia 22182

## Notice to Creditors of Appointment of Foreign Personal Representative

To all Persons Interested in Estate No. 20421, the

### Estate of Rita J. O'Neill

AKA: Rita Joan O'Neill

Notice is given that the Circuit Court of Fairfax County, Virginia appointed Michael A. O'Neill of 10004 Rough Run Court; Fairfax Station, Virginia 22039 as the Executor of the Estate of Rita J. O'Neill (AKA: Rita Joan O'Neill) who died on September 22, 2015 domiciled in Virginia, USA.

The Maryland Resident Agent for service of process is Hugh McAdams whose address is 1547 Hopewell Road; Port Deposit, Maryland 21904.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: Real property located at 30 Gull Circle, North East, Maryland 21901 in 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: Michael A. O'Neill  
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: 05/19/2016, 05/26/2016, 06/02/2016

## 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 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

## TOWN OF PORT DEPOSIT FISCAL YEAR 2017 BUDGET NOTICE OF PUBLIC HEARING

The Mayor and Town Council of the Town of Port Deposit will hold a public hearing on Tuesday, June 7, 2016 at 7:00 p.m. at Town Hall 64 South Main Street, Port Deposit, MD pertaining to the FY 2017 Budget in conformance with the Charter of the Town of Port Deposit. The public is invited to review the budget and submit comments or ask questions during the hearing.

A copy of the FY 2017 budget is available for public review at the Port Deposit Town Hall, 64 South Main Street, Port Deposit and on our website at www.portdeposit.org .

By: Wayne L. Tome, Sr., Mayor

CG 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

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

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