

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:

**Wednesday, June 29, 2016
 at 2:00 p.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 following 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

Hunter's Auction Service, Inc.
 2084 Jacob Tome Memorial Highway
 Port Deposit, Maryland 21904
 (410) 658-6400

CG 6/9, 6/16, 6/23

**Town of Elkton
 PUBLIC NOTICE**

The Town of Elkton 2015 Water Quality Report is available and can be viewed on the Town of Elkton's website at www.elkton.org. Copies of the report are also available at the Town of Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland 21921. Residents can request a mailed copy of the report by calling 410-398-0970 ext. 142.

CG 6/16 6/23

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

**TOWN OF PORT DEPOSIT
 ORDINANCE 2016-02
 FISCAL YEAR 2017 ANNUAL BUDGET
 NOTICE OF ADOPTION**

The Council of the Town of Port Deposit adopted Ordinance 2016-02 – Fiscal Year 2017 Annual Budget at their meeting on June 7, 2016 after a public hearing was advertised and held on June 7, 2016 as required by the Charter of the Town of Port Deposit. The FY 2017 Annual Budget will take effect on July 1, 2016 through June 30, 2017.

A copy of the adopted budget is available on our website at www.portdeposit.org or is available at Town Hall, 64 S. Main Street, Port Deposit.

BY: Mayor Wayne L. Tome, Sr.

CG 6/16

Glen Farms

ABSOLUTE AUCTION

2 Acres with three Bedroom House, Garage
 Saturday July 23rd. at 11 AM

Visit: rcburkheimer.com for more Info

R. C. BURKHEIMER
 Realtor & Auctioneer
 410 920 2228

Another bill, HB686, establishes the Strategic Demolition and Smart Growth Impact Fund within the Department of Housing and Community Development to be used in sustainable communities. More than \$20 million will be placed into this fund each year.

There is a new law that establishes state transportation goals and measures to be used to evaluate how proposed major transportation projects fit within those transportation goals. This process, which is a point system, is to be in place by January 1, 2017.

Employment

In the area of employment, SB481 expands the Equal Pay for Equal Work law to prohibit wage discrimination based on gender identity and other provisions. Employers can no longer prohibit discussions of wages among employees in the work place and has to entertain employees' questions about wage rates among the workers. This bill goes into effect on October 1.

The state is also setting up a task force to study Family and Medical Leave Insurance.

Prevailing wage was also addressed during the 2016 legislative session. SB1009 said that a contractor who knew or should have known about the obligation to pay the prevailing wage on a public work project and did not pay that wage can be told to pay liquidated damages of \$250 per laborer or employee to the public body for each day

Continued on page 15

New State Laws For Towns

Continued from page 1

require signed, sealed and dated professional engineering documents for projects; clarifies that local public ethics requirements of any public body conform with State Ethics Commission requirements; and requires municipalities to fill a vacancy on a town board within 90 days when that vacancy has occurred because of a tie vote in an election.

Economic And Community Development

Several new state bills affect economic and community development. Beginning this month, counties and

towns with Enterprise Zones have to submit requests for enterprise zone property tax credits by June 30 each year. The Comptroller has to receive certification of the reimbursement by July 31 and send out the reimbursement by August 31.

There is also an expansion of the Housing and Community Development to expand business lending and neighborhood revitalization. HB 326 authorizes the Community Development Administration and Maryland Housing Fund to support business projects. It expands geographic areas for funding and types of financial assistance, as well as streamlining the process.