

LEGAL NOTICE

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

**SUBSTITUTE TRUSTEES' SALE OF A
VALUABLE COMMERCIAL PROPERTY ON
MAIN STREET
142 E. Main Street, Elkton, MD 21921**

Under and by virtue of the power of sale contained in a certain Deed of Trust (the "Deed of Trust") from Barbara Smith, formerly known as Barbara Ann Foster, dated January 11, 2007, recorded in Book 2277 at Page 453 among the Land Records of Cecil County (Case No. 07-C-15001076), 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 **June 22, 2016 at 10:00 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Cecil County, MD and more fully described in the aforesaid Deed of Trust.

The property is improved by a 2 1/2 story building and previously used as a wedding chapel.

Terms of Sale: A cash deposit, certified check or cashier's check for \$10,000 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 \$8,000. 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 property regardless of any improvements made to the real property. 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 property 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 property, equipment, fixtures or improvements. The property is 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 property and such state of facts that an accurate survey or physical inspection of the property might disclose. Purchaser(s) shall be responsible for obtaining physical possession of the property. If there are tenants in possession of all or part of the property, the Substitute Trustees shall not be responsible for any tenant security deposit. The property is 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 property is 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 property 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.

Kirk J. Halpin, Daniel A. Staeven, Substitute Trustees

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

CG 6/2 6/9 6/16

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

**TOWN OF CECILTON
NOTICE OF PUBLIC HEARING
FISCAL YEAR 2017 BUDGET**

The Mayor and Council of the Town of Cecilton will hold a public hearing on

Monday, June 13, 2016 at 7:00 p.m.
at the Town Hall, 117 West Main Street, Cecilton, MD 21913

pertaining to the Fiscal Year 2017 annual budget in conformance with the Charter of the Town of Cecilton. The public is invited to review the budget and submit comments or ask questions during the hearing. The following summary of tax, water and sewer rates is presented in conjunction with the Fiscal Year 2017 Budget.

The Tax Rate for Real Property will be at the Constant Yield Rate of 0.2373, per \$100.00 assessed value.

Water and Sewer usage rates shall change 2% per quarter to a base (5,000 gallons) of \$135.11 and \$20.26 per unit (1,000 gallons) thereafter.

Copies of the proposed Fiscal Year 2017 Budget are available for public review at the Town Hall.

CG 6/2

PUBLIC NOTICE

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, June 28, 2016 with alternate date, Thursday, June 30, 2016 if quorum is not obtained, at 7:00 p.m.** The meeting will be held at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The Board of Appeals will make their decisions on the following applications:

VARIANCE:

FILE: 3766 - APPLICANT: Pollitt Signs, c/o Barbara Pollitt. FOR: A 176 sq. ft. variance for additional signage on entrance sign of the North East Plaza. PROPERTY LOCATION: 102 North East Road, North East, MD 21901, Election District: 5, Tax Map: 25, Parcel: 609. PROPERTY OWNER: Cordish & Associates. PRESENTLY ZONED: Business Intensive, (BI).

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 **June 9, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG 6/2 & 6/9

PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, June 20, 2016 with alternate date, Wednesday, June 22, 2016 if quorum is not obtained, at 6:00 p.m., at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD.**

**CAPITAL IMPROVEMENT PROGRAM – Amendment:
Install Cecil Manor Elementary waterline.**

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **June 9, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

By: B. Patrick Doordan, Chairman, Cecil County Planning Commission

CG: 6/2 & 6/9

PUBLIC NOTICE

Pursuant to Md. Code Ann., §12-405, Local Government Article, Cecil County, Maryland will hold a public hearing on the 9th day of June, 2016, at the County Administration Building, 200 Chesapeake Blvd., Perryville Room, Elkton, Maryland 21921, at 7:00 PM relating to option agreements that provides for Cecil County, Maryland to exercise its right to purchase agricultural preservation easements through the County's Purchase of Development Rights (PDR) program on the following contracts:

Optioner: William Fossett
Property Location: Tax Map 17, Grid 8, Parcel 49
Land Records Liber/Folio: 81/198
Acres: 79.160
Proposed purchase price: \$194,450.00

Optioner: James & Marilyn Powell Revocable Family Trust
Property Location: Tax Map 4, Grid 23, Parcel 65
Land Records Liber/Folio: 1633/561
Acres: 59.476
Proposed purchase price: \$131,200.00

Optioner: Chester & Carol Eckman
Property Location: Tax Map 1, Grid 20, Parcel 3
Land Records Liber/Folio: 3130/10
Acres: 200.311
Proposed purchase price: \$356,450.00

Optioner: John & Marcia Harnish
Property Location: Tax Map 16, Grid 2, Parcel 10
Land Records Liber/Folio: 3274/411
Acres: 124.500
Proposed purchase price: \$203,625.00

Optioner: Charles H. Herzog
Property Location: Tax Map 16, Grid 12, Parcel 291
Land Records Liber/Folio: 361/383
Acres: 20.41
Proposed Purchase Price: \$30,266.50

Optioner: Harry & Janet Hepbron
Property Location: Tax Map 18, Grid 6, Parcel 289
Land Records Liber/Folio: 24/444
Acres: 58.334
Proposed Purchase Price: \$85,700.00

Optionee: Cecil County, Maryland
Length of Option: One Hundred Nine (109) days
Hearing Date/Time: June 9, 2016 at 7:00 PM
Hearing Place: County Administration Building, Perryville Room, 200 Chesapeake Blvd., Elkton, Maryland 21921
By: Tari Moore, County Executive

CG 5/26 & 6/2

PUBLIC NOTICE

A public hearing will be held by the **PLANNING COMMISSION on Monday, June 20, 2016, with alternate date, Wednesday, June 22, 2016 if quorum is not obtained, at 6:00 p.m.** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. A public hearing will then be held by the **BOARD OF APPEALS on Tuesday, June 28, 2016 with alternate date Thursday, June 30, 2016 if quorum is not obtained, at 7:00 p.m.** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The Planning Commission will make recommendations to the Board of Appeals on the following applications.

SPECIAL EXCEPTIONS:

FILE: 3765 - APPLICANT: Rick Polansky. FOR: Special Exception to place a Secondary Aluminum Sweat Furnace on the property and relief from the buffer requirement. PROPERTY LOCATION: 1500 West Pulaski Hwy, Elkton, MD 21921, Election District: 5, Tax Map: 26, Parcel: 318. PROPERTY OWNER: Charmie P. & Eric Polansky. PRESENTLY ZONED: Heavy Industrial, (M2).

FILE: 3767 - APPLICANT: Timothy & Deanna Price. FOR: Special Exception to place a mobile home on the property for hardship purposes. PROPERTY LOCATION: 2145 Crystal Beach Road, Earleville, MD 21919, Election District: 1, Tax Map: 56, Parcel: 4. PROPERTY OWNER: Timothy & Deanna Price. 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 **June 9, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG: 6/2 & 6/9

Your Community News Source

Please send us breaking news about your organizations, sports teams, fire companies, local charities and non-profits. We want to get your events and schedules published.

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