

## LEGAL NOTICE

CYNTHIA E. O'CONNOR, LLC  
Post Office Box 832  
Rising Sun, Maryland 21911  
(410) 658-2564

## TRUSTEES' SALE

Trustees sale of valuable land known as **200 Champlain Road** in North East, MD. Under a power of sale contained in a certain Deed of Trust from Dwight J. Cook, Jr. dated July 10, 2007, recorded among the Land Records of Cecil County, Maryland in Book No. 2414, Page 328, default having occurred under the terms thereof, Trustees will sell at public auction at the Circuit Court for Cecil Co., at the Courthouse Door, Elkton, Main Street, on **JULY 15, 2016 AT 11:15AM.**

ALL THAT fee simple LOT OF GROUND, together with any buildings and improvements thereon situated in Cecil Co., MD and more fully described in the aforesaid Deed of Trust. Property and any improvements sold "as is" and subject to conditions, restrictions, easements, existing building and/or environmental violations/conditions (latent or observable), and agreements/other matters of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: Deposit of \$2,000.00 in cash or certified check required at sale from purchaser unless waived by Trustee. Trustee reserves right to conduct the sale in the manner Trustee desires. Trustee has final decision as to whom they will accept bids. Balance of purchase price with interest on the unpaid purchase money at 5% from sale date to date funds received by Trustees; settlement funds are to be overnighted or wired to Trustees with all costs of such to be paid by Buyer and interest is to continue to run until date funds received by Trustees. Balance of purchase price with interest due payable in immediate funds within 10 days of sale's final ratification by court. Trustees may grant an additional 30 days to settle contingent upon an additional \$5,000.00 non-refundable deposit. No abatement of interest due from purchaser in the event additional funds are tendered before settlement or settlement is delayed for any reason. Property is sold subject to any prior or senior liens, or any other encumbrances not extinguished by operation of law in a foreclosure. Adjustment of property taxes and charges, and all other public charges or assessments made as of the date of sale and thereafter assumed by Purchaser. All other costs incident to settlement, including transfer taxes and recordation fees paid by purchaser. Purchaser responsible for obtaining physical possession of the property, and assumes risk of loss/damage from sale date. Sale is subject to post sale audit of loan status with noteholder incl., not limited to, determination of whether borrowers entered a repayment agreement, reinstated/paid off loan prior to sale. In such event, Purchaser agrees, upon notification, sale is null and void, and Purchaser's sole remedy, at law or equity, is return of deposit without interest. Purchaser waives personal service of papers filed in connection with such motion on himself or principal or corporate designee, and agrees to accept service by regular mail directed to the address provided at sale. If Purchaser defaults under these terms, deposit(s) are forfeited to Trustees and all expenses of sale (incl. attorneys' fees and full commission on gross sales price) will be charged against and paid from forfeited deposit(s)). Trustees may resell property at risk and cost of defaulting purchaser and defaulting purchaser will be liable for any deficiency in purchase price, all costs and expenses of resale, reasonable attorneys' fees, and all other charges due and incidental and consequential damages. In no event shall defaulted purchaser be entitled to any surplus proceeds resulting from resale. If Trustees are unable to convey either insurable or marketable title, or if sale not ratified for any reason, including errors by Trustees, Purchaser's sole remedy, at law or in equity, shall be limited to a refund of the deposit without interest.

Purchaser has not relied upon nor been induced by any statements/representations of any person, including Trustees, secured party, or their legal representatives, agents, employees, successors and assigns (collectively, "Released Parties"), in respect of property condition, including environmental condition, unless specifically set forth in the Contract of Sale; and further waives, releases, and indemnifies Released Parties from any and all claims the purchaser or any third party may have now or in the future relating to the condition of the property.

Purchaser to furnish affidavit of identification and capacity required by Maryland Rule 14-305(b).

Cynthia E. O'Connor or Evangelos D. Sidou, Substitute Trustees

CG 6/30 7/7 7/14

## PUBLIC NOTICE

A public hearing will be held by the **PLANNING COMMISSION on Monday, July 18, 2016, with alternate date, Wednesday, July 20, 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, July 26, 2016 with alternate date Thursday, July 28, 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: 3768** - APPLICANT: Justin Richard Ragan. FOR: Special Exception to operate a home occupation (Firearms Dealer). PROPERTY LOCATION: 10 Hawthorne Drive, Port Deposit, MD 21904, Election District: 6, Tax Map: 17, Parcel: 199, Lot 23. PROPERTY OWNER: Justin Richard Ragan. PRESENTLY ZONED: Rural Residential, (RR).

**FILE: 3770** - APPLICANT: SolarCity, c/o Matt Gitt. FOR: Special Exception for a solar power generation facility. PROPERTY LOCATION: 1079 Firetower Road, Colora, MD 21917, Election District: 8, Tax Map: 17, Parcel: 3. PROPERTY OWNER: The West Nottingham Academy in Cecil County, c/o Stephen Brotschul. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

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 **July 8, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG: 6/30 & 7/7

## PUBLIC NOTICE

A public hearing will be held by the **Planning Commission on Monday, July 18, 2016 with alternate date, Wednesday, July 20, 2016 if quorum is not obtained, at 6:00 p.m.,** at the County Administration Building, Elk Room, 200 Chesapeake Blvd., Elkton, MD. The recommendation from the Planning Commission will be forwarded to the County Council.

TEXT AMENDMENT - ZONING ORDINANCE  
Article V, Part V, Section 96 - Theater - Drive-in.

Individuals requiring auxiliary aids for effective communications during this public hearing should contact this office no later than **July 8, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

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

CG 6/30 & 7/7

## PUBLIC NOTICE

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, July 26, 2016 with alternate date, Thursday, July 28, 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: 3769** - APPLICANT: Steven & Christina Thompson. FOR: A 9' side-yard setback for construction purposes. PROPERTY LOCATION: 211 New Bridge Road, Rising Sun, MD 21911, Election District: 8, Tax Map: 2, Parcel: 177, Lot 7. PROPERTY OWNER: Steven & Christina Thompson. PRESENTLY ZONED: Rural Residential, (RR).

**FILE: 3771** - APPLICANT: Ruth & Carl Killian. FOR: A 5' front-yard setback for construction purposes. PROPERTY LOCATION: 69 Mowbray Lane, North East, MD 21901, Election District: 5, Tax Map: 50, Parcel: 15, Lot 7. PROPERTY OWNER: Ruth & Carl Killian. PRESENTLY ZONED: Rural Residential, (RR).

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 **July 8, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG: 6/30 & 7/7

Town of Cecilton  
PUBLIC NOTICE

Ordinance #2016-01

The Mayor and Council of the Town of Cecilton upon final reading and motion duly made and seconded, adopted Ordinance #2016-01 at a regularly scheduled meeting on June 13, 2016 to become effective July 1, 2016. Ordinance #2016-01 is an ordinance for the adoption of Fiscal Year 2017 Budgets.

The following summary of tax, water and sewer rates are included in the FY2017 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 to 2% per quarter at a base (5,000 gallons) of \$135.11 and \$20.26 per unit (1,000 gallons) thereafter.

A copy of Ordinance #2016-01 and FY2017 Budgets are available for viewing Monday - Friday from 8:00 a.m. - 4:30 p.m. at the Town Office located at 117 West Main Street, Cecilton, Maryland.

Brenda Cochran  
Town Administrator

CG 6/30

## OBITUARIES

## Brenda H. Peart

Brenda H. Peart, 73 of Charlestown, MD, died Monday, June 27, 2016 at Calvert Manor Healthcare Center, Rising Sun, MD.

A lifelong resident of Cecil County, she was born in Elkton on January 25, 1943, the daughter of the late Peter and Frances (Miller) Hansen.

Brenda enjoyed crafts and sewing.

She is survived by her husband: James W. Peart; son: Bryan Crossley and daughter: Mary Elizabeth Crossley, both of North East, MD; 7 grandchildren and 4 great grandchildren.

In addition to her parents, she was also preceded in death by a son: Chris Crossley.

Funeral service will be held Friday, July 1, 2016 at 11:00 am at Crouch Funeral Home, P.A., 127 South Main Street, North East, MD, with visitation beginning at 10:00 am until service.

Interment will be on Tuesday, July 5, 2016 at 10:00 am in Delaware Veterans Memorial Cemetery, Bear, DE.

In lieu of flowers, the family requests donations to help with funeral expenses to the funeral home.

## Rey B. Melchor

Rey B. Melchor, 26 of New Castle, DE, passed away on Wednesday, June 22, 2016.

He was born in Newark, DE, on October 24, 1989.

Rey is survived by his mother: Catherine (Christensen) Melchor of Elkton, MD; his father: Rey Melchor of PA; two sisters: Erica Cerezo and Alicia Melchor and one brother: Anthony Melchor all of Elkton, MD; and his maternal grandmother: Diana Christensen also of Elkton, MD.

A Mass of Christian Burial, conducted by Father Paul

Colloton, OSFS, will be held Thursday, June 30, 2016 at 11:00 am at Immaculate Conception Catholic Church, 454 Bow Street, Elkton, MD, with visitation beginning at 10:00 am until service time.

Interment will follow services in Immaculate Conception Cemetery, Elkton, MD.

## Gary Chatham

Gary Chatham, 66, of Conowingo, MD passed away peacefully surrounded by his family on June 26, 2016. Born on March 2, 1950, he was the son of the late Charles H. and Jeanne (Hann) Chatham.

Gary was a carpentry teacher for 32 years at the Cecil County School of Technology retiring in 2008. He was also a private pilot and was a member of several flying clubs, in particular, Short Wing Piper Flying Club. Gary greatly enjoyed travelling, horseback riding, gardening, and woodworking. He will be dearly missed by his family and many friends.

Gary is survived by his loving wife of 12 years, Denise Chatham; daughter, Charlotte Grabowski and her partner, David Reaser; step-children: Ellwood Warren and Angela Hagerty and her husband, Thomas; grandchildren: Rebecca Grabowski, Sierra Chaney, Sofie Hagerty, Ethan Warren, Jesselyn Warren, Camrin Warren, and Emmy Warren; and sisters: Janet Matthews and Peggy Shockley and her husband, Edwin.

A service will be held in Gary's honor at 7 PM on Friday, July 1, 2016 at R.T. Foard Funeral Home, P.A., 111 S. Queen Street, Rising Sun, MD 21911, where friends and family may visit beginning at 6 PM.

## People Worry About A Proposed Aluminum Smelter

A request for an aluminum smelter at a metal reclamation facility on US40, B&H Salvage Yard, has local residents concerned. County Council President Robert Hodge said the wording on the application for the facility refers to it as "hazardous waste treatment," so it no-doubt raises concerns. The smelter heats metal up to 1600 degrees, enough to melt the aluminum. It will be gathered and sold. County officials said the Maryland Department of the Environment requires daily monitoring of this type of operation. It has been approved by the county's Planning Commission and next goes to the Board of Appeals.