

LEGAL NOTICE

John A. Ford, Proper Person
150 Justice Way
Elkton, Maryland 21921

**Small Estate
Notice of Appointment
Notice to Creditors
Notice to Unknown Heirs**

To all Persons Interested in Estate No. 20301, the
Estate of Joseph M. Ford

Notice is given that John A. Ford of 150 Justice Way; Elkton, Maryland 21921 was, on May 31, 2016, appointed personal representative of the small estate of Joseph M. Ford who died on July 21, 2014 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills, or by contacting the personal representative or the attorney.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned 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) Thirty days after the personal representative mails, or otherwise delivers, to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

By: John A. Ford
Personal Representative

True Copy
Test: **Michael W. Dawson**
Register of Wills for Cecil County
Circuit Courthouse; 129 E. Main Street, Rm. 102
P.O. Box 468; Elkton, Maryland 21922-0468
Phone: (410) 996-5330

CG: 06/09/2016

**Bid No. 17-05-52685 Replacement of
Reservoir Road - West Culvert**

Sealed bid proposals for "Bid No. 17-05-52685 Replacement of Reservoir Road - West Culvert" as described in the proposal package, for the Cecil County, Maryland, Department of Public Works will be received from qualified bidders until **1:30 PM, June 23, 2016** at the Perryville Conference Room, 200 Chesapeake Blvd, Suite 1400, Elkton, MD 21921. This contract is for the replacement of an existing dual 60-inch diameter corrugated metal pipe culvert with a 30'-0" span x 7'-0" rise precast concrete rigid frame. Ancillary work includes implementation of temporary detour, approach roadway work, stormwater management facility, pavement markings, grading, and other associated items. A mandatory pre-bid information conference will be held on **June 13, 2016 at 10:00 AM** in the Rising Sun Conference Room, County Administrative Building, 200 Chesapeake Blvd., Elkton, MD 21921. Bids will not be accepted from any contractor that did not attend a mandatory pre-bid information conference. Bid packages are provided at no charge on the Cecil County web-page (http://www.ccgov.org/dept_purchasing/index.cfm) as a PDF document for all vendors to download. Bid packages may be purchased at the Purchasing Office at a non-refundable cost of \$50.00 per package for hard copies, or \$10 per package for electronic copies (PDF format) provided on a compact disc. Additional specifications and/or instructions to bidders may also be obtained by emailing PurchasingOffice@ccgov.org, cc; dpyle@ccgov.org or calling the Purchasing Office, (David Pyle, Purchasing Agent), at 410-996-5396. CG 6/9

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

**IN THE CIRCUIT COURT FOR CECIL COUNTY
Case No.: C-16-801**

GEORGE C. WRIGHT
115 Bank Street
Chesapeake City, MD 21915

PLAINTIFF

v.

**ALL PERSONS, KNOWN OR UNKNOWN,
OR OTHER CORPORATIONS, PARTNERSHIPS
ASSOCIATIONS, ENTITIES, KNOWN
OR UNKNOWN, AND THEIR HEIRS,
SUCCESSORS AND ASSIGNS, CLAIMING
ANY RIGHT, TITLE, OR INTEREST
BY, THROUGH, OR UNDER THEM
IN LANDS KNOWN AS 115 BANK STREET,
CHESAPEAKE CITY, MARYLAND 21915**

DEFENDANTS

ORDER OF PUBLICATION

The Court having reviewed Plaintiff's Complaint and good cause appearing therefor, it is this 3rd day of June 2016, by the Circuit Court for Cecil County:

ORDERED that a copy of this Order be published in a newspaper of general circulation in Cecil County, Maryland for each of three (3) successive weeks on or before the 30th day of June 2016, warning the Defendants and/or all other interested persons that a Complaint has been filed seeking to quiet title, to declare the Plaintiff the owner of, and to extinguish any claims against the property described as:

that 0.113± acres of land, more or less, known as 115 Bank St., Chesapeake City MD 21915, which consists of a single family dwelling situated upon a small parcel of land that measures approximately 96 feet by 50 feet; such parcel is listed by the Maryland Department of Assessment and Taxation as being parcel 0176 on tax map 0200 and being owned by the Estate of James Brooks, (such James Brooks being the father of decedent Alice Brooks Wright); that account shows Plaintiff George C. Wright as the responsible party for the taxes.

The above-mentioned Complaint was filed pursuant to Section 14-108 of the Real Property Article of the Annotated Code of Maryland. A failure by any Defendants or interested parties to appear and to file an Answer to the above-mentioned Complaint on or before the 14th day of August 2016 may result in the entry of a judgment by default or the granting of the relief sought.

Charlene M Notarcola
Clerk of the Circuit Court for Cecil County

CG 6/9 6/16 6/23

In the Orphans' Court for Cecil County, MD
Circuit Courthouse
129 East Main Street, Room 101
Elkton, Maryland 21921

Notice of Judicial Probate

To all Persons Interested in Estate No. 20449, the
Estate of Kristen Renee Holley
AKA: Kristin Rene Holley

You are hereby notified that a Petition has been filed in the court by:

Robert Holley
802 Jeffrey Pine Drive; Bear, Delaware 19701

for judicial appointment of a personal representative for the estate;

and that the Petition will be heard at 10:30 a.m. on the 5th day of July 2016 in the Orphans' Court of the Cecil County Circuit Courthouse, Room 101 located at 129 East Main Street; Elkton, Maryland 21921;

or at a subsequent time or other place to which the hearing may be adjourned or transferred. Further information may be obtained by reviewing the estate file in the office of the Register of Wills.

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: 06/02/2016, 06/09/2016

Your Community News Source

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Send to publisher@cecilguardian.com