

LEGAL NOTICE

**Tamaira Yvonne Brown**, Proper Person  
10 Walden Court  
North East, Maryland 21901

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

To all Persons Interested in Estate No. 15632, the  
**Estate of Karen Eleanor Brown**

Notice is given that Tamaira Yvonne Brown of 10 Walden Court; North East, Maryland 21901 was, on August 9, 2016, appointed personal representative of the small estate of Karen Eleanor Brown who died on October 10, 2006 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 any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice.

All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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: **Tamaira Yvonne Brown**  
*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: 08/18/2016

**Nancy Louise Holmes**, Proper Person  
7104 Maresca Circle  
North East, Maryland 21901

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

To all Persons Interested in Estate No. 20587, the  
**Estate of Catherine Germaine Holmes**

Notice is given that Nancy Louise Holmes of 7104 Maresca Circle; North East, Maryland 21901 was, on August 9, 2016, appointed personal representative of the small estate of Catherine Germaine Holmes who died on July 4, 2016 with 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 any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice.

All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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: **Nancy Louise Holmes**  
*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: 08/18/2016

Staeven & Associates, LLC  
100 Severn Avenue, Suite 100  
Annapolis, Maryland 21401

**SUBSTITUTE TRUSTEES' SALE OF A  
VALUABLE COLONIAL PROPERTY**

**35 West Cherry Street, Rising Sun, MD 21911**

Under and by virtue of the power of sale contained in a certain Real Estate Deed of Trust (the "Deed of Trust") from Melissa D. Hunter, by Ronda L. Fabian, her attorney in fact, dated October 20, 2006, recorded in Book 2232 at Page 434 among the Land Records of Cecil County (Case No. 07-C-15001778), 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 **August 22, 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 two story colonial home with 3 bedrooms and 1 bathroom and is on 0.22 acres of land more or less.

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 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 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.

Daniel A. Staeven, George R. Roles Substitute Trustees

Auctioneer:  
J.T. Rhoades, Auctioneer  
3420 Old Elk Neck Road  
Elkton, MD 21921  
(410) 620-1728

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publisher@cecilguardian.com

**IN THE CIRCUIT COURT FOR CECIL COUNTY  
CASE NO.: 07-C-15-1546**

CYNTHIA E. O'CONNOR  
OR  
EVANGELOS D. SIDOU  
Substitute Trustees  
P.O. Box 832  
Rising Sun, Maryland 21911

Plaintiff

Vs.

DWIGHT J. COOK, JR.  
P.O. BOX 813  
NORTH EAST, MARYLAND 21901

Defendant

**NOTICE**

Notice is hereby issued by the Circuit Court for Cecil County this 23rd day of July, 2016, that the sale of the property mentioned in these proceedings 414 LAKESIDE DRIVE, NORTH EAST, MD made and reported by Cynthia E. O'Connor, Substitute Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 27th day of AUGUST, 2016, provided, a copy of this Notice be inserted in some newspaper published in said county, once in each of three successive weeks, before the 19th day of August, 2016.

Report states the amount of the sale to be \$10,500.00.

Charlene M. Notarcola  
Clerk, Circuit Court for Cecil Co.

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**IN THE CIRCUIT COURT FOR CECIL COUNTY  
CASE NO.: 07-C-15-1547**

CYNTHIA E. O'CONNOR  
OR  
EVANGELOS D. SIDOU  
Substitute Trustees  
P.O. Box 832  
Rising Sun, Maryland 21911

Plaintiff

Vs.

DWIGHT J. COOK, JR.  
P.O. BOX 813  
NORTH EAST, MARYLAND 21901

Defendant

**NOTICE**

Notice is hereby issued by the Circuit Court for Cecil County this 22nd day of July, 2016, that the sale of the property mentioned in these proceedings 200 CHAMPLAIN ROAD, NORTH EAST, MD made and reported by Cynthia E. O'Connor, Substitute Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22ND day of AUGUST, 2016, provided, a copy of this Notice be inserted in some newspaper published in said county, once in each of three successive weeks, before the 19th day of August, 2016.

Report states the amount of the sale to be \$19,000.00.

Charlene M. Notarcola  
Clerk, Circuit Court for Cecil Co.

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**Town of Port Deposit  
Joint Request for Proposal  
Cultural Resources Inventory and Risk  
Assessment  
For Cecil County Towns**

The Town of Port Deposit is seeking proposals for an updated National Register nomination for the Town of Port Deposit and a risk assessment of historic structures for the Town of Elkton, as described in the request for proposal (RFP) package. The RFP is available on our website: www.portdeposit.org and at Town Hall, 64 S. Main St., Port Deposit, or will be sent via email by sending an email request to vrinkerman@portdeposit.org

Perspective bidders have until 4:00 p.m., September 29, 2016 to submit and deliver their proposal to Town Hall, 64 South Main Street, Port Deposit, MD. Proposals shall be sealed and clearly marked with the project title. Bids will be opened privately and electronically submitted bid proposals will not be accepted. The Town reserves the right to reject or accept any and all bids.

By: Mayor Wayne Tome, Sr.

CG 8/18