

LEGAL NOTICE

Victoria Shaffer, Proper Person
5802 32nd Street, E
Ellenton, Florida 34222

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

To all Persons Interested in Estate No. 19758, the

Estate of James Donald Brown

AKA: James D. Brown, J. Donald Brown

Notice is given that Victoria Shaffer of 5802 32nd Street, E; Ellenton, Florida 34222 was, on August 1, 2016, appointed personal representative of the small estate of James Donald Brown who died on March 6, 2015 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: Victoria Shaffer
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: 08/11/2016

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

CG 8/4 8/11 8/18

**IN THE CIRCUIT COURT FOR CECIL COUNTY
Civil No.: C-07-Fm-16-08**

IN THE MATTER OF:
Eric Cavanagh

FOR CHANGE OF NAME TO:
Eric de Rothschild - Cavanagh

**NOTICE
(Adult)
(DOM REL 61)**

The above Petitioner has filed a Petition for Change of Name in which he/she seeks to change his/her name from Eric Cavanagh to Eric de Rothschild - Cavanagh.

The petitioner is seeking a name change because:

I have family with this last name.

Any person may file an objection to the Petition on or before the 25th day of September, 2016. The objection must be supported by an affidavit and served upon the Petitioner in accordance with Maryland Rule 1-321. Failure to file an objection or affidavit within the time allowed may result in a judgment by default or the granting of the relief sought.

A copy of this notice shall be published one time in a newspaper of general circulation in the county/city at least fifteen (15) days before the deadline to file an objection.

Charlene M Notorcola
Clerk

CG 8/11

OBITUARIES

Violet Nadine Richards

Violet Nadine Richards, age 89, of Elkton, MD, passed away on Sunday, August 7, 2016. Born in Charlotte, NC, on October 7, 1926, she was the daughter of the late Lemon C. and Margaret Adkins.

A homemaker, Mrs. Richards enjoyed genealogy and researching the family tree.

Survivors include her children, Jim Richards, Elkton, MD, and Toni Mosley and husband, William, Waldorf, MD; siblings, Clyde Adkins, Jimmy Adkins and wife, Pat, Dee Dee Johnson, all of Elkton, MD, and Beverly Probst, Avondale, PA; 7 grandchildren; and 6 great-grandchildren.

In addition to her parents, Mrs. Richards was preceded in death by her husband, Clarence "Jimmie" Richards; and siblings, Esther McNiss, Bobby Adkins, Vernon Adkins, Ada Short, Rose Gibson, Billy Adkins and Doris Adkins.

Funeral service will be held at 11 a.m., Tuesday, August 16, 2016, at Hicks Home for Funerals, 103 W. Stockton Street, Elkton, MD, where visitation will begin at 10 a.m. Interment will be in Rose Bank Cemetery, Calvert, MD.

Gerald F. Fay, III

Gerald F. Fay, III, "Jerry", age 45 of North East, MD passed away on August 6, 2016. He was born on June 9, 1971 in Wilmington, DE to the late, Gerald F. Fay, Jr. and Donna Lee (Long) Fay.

Jerry was an iron worker by trade and a family man. He loved spending time with his family and especially his grandchildren. He spent a lot of his time at his family's cabin where he enjoyed playing in the woods. He was a real "man's man". Jerry was a true fanatic of the Dallas Cowboys, a huge gamer, and he enjoyed paintball, fishing, and playing the guitar.

Jerry is survived by his life companion, Taleighia Fay Van Dan; four children: Heather Fay, Nicky Fay, Katie (Mo) Fay, and Jacob Fay; step children: Keith and January; seven grandchildren; mother, Donna Lee Fay; two brothers: Jason and Joe Fay; and a host of extended family and dear friends.

He is preceded in death by his father, Gerald Fay, Jr. and brother, Jeff Fay.

A celebration of Jerry's life will be held at 11am on Friday, August 12, 2016 at R.T. Foard Funeral Home, P.A., 259 E. Main Street, Elkton, MD 21921, with a visitation beginning at 10am. Burial will follow the service at Lawncroft Cemetery, 1000 W. Ridge Road, Marcus Hook, PA 19061. Memorial contributions may be made payable to, "Kennedy Krieger Institute- Spinal Cord Injury Research" and sent care of R.T. Foard Funeral Home, P.A.

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. 20561, the

Estate of Dianne Kelley

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

J. Michael Holloway
One North Charles Street, Suite 2525
Baltimore, Maryland 21201

for the appointment of a personal representative for the estate;

and that the Petition will be heard at 10:30 a.m. on the 13th day of September 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: 08/04/2016, 08/11/2016

Send us your news!

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