

## LEGAL NOTICE

**Anthony Webster**, Proper Person  
608 Elk River Manor Drive  
North East, Maryland 21901

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

To all Persons Interested in Estate No. 20685, the  
**Estate of Ruth Ann Rouse**

Notice is given that Anthony Webster of 608 Elk River Manor Drive; North East, Maryland 21901 was, on September 23, 2016, appointed personal representative of the small estate of Ruth Ann Rouse who died on August 28, 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: **Anthony Webster**  
*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: 10/06/2016

**Jessica L. Rosenberger**, Proper Person  
274 Old Mill Road  
Conowingo, Maryland 21918

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

To all Persons Interested in Estate No. 20629, the  
**Estate of Patrick John Rosenberger, Sr.**

Notice is given that Jessica L. Rosenberger of 274 Old Mill Road; Conowingo, Maryland 21918 was, on September 28, 2016, appointed personal representative of the small estate of Patrick John Rosenberger, Sr. who died on July 29, 2016 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: **Jessica L. Rosenberger**  
*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: 10/06/2016

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

**SUBSTITUTE TRUSTEES' SALE OF  
VALUABLE CAPE COD**

630 W. Old Philadelphia Road, North East, MD 21901

Under and by virtue of the power of sale contained in a certain Purchase Money Deed of Trust (the "Deed of Trust") from Eugene E. Atkinson, Sr., dated April 24, 2006, recorded in Book 2123 at Page 358 among the Land Records of Cecil County (Case No. 07-C-16000904), 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 **October 19, 2016 at 10:10 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 cape cod style dwelling containing 3 bedrooms and 2 full baths.

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.

Daniel A. Staeven, George R. Roles, Substitute Trustees

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

CG 9/29, 10/6, 10/13

**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. 20489, the  
**Estate of Marjorie H. MacMurray**  
AKA: Mary Marjorie MacMurray, Marjorie Harrison MacMurray

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

Kevin K. MacMurray  
230 Irishtown Road; North East, Maryland 21901

for judicial probate of the will dated July 25, 1989, including the appointment of a personal representative for the estate;

and that the Petition will be heard at 10:45 a.m. on the 8<sup>th</sup> day of November 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: 09/29/2016, 10/06/2016

**Robert Valliant Jones, P.A.**, Attorney  
157 East Main Street  
Elkton, Maryland 21921  
410-398-1918

**Notice to Creditors of Appointment  
of Foreign Personal Representative**

To all Persons Interested in Estate No. 20508, the  
**Estate of Irvin M. Deibert**

Notice is given that the Superior Court of New Castle County, Delaware appointed Regina Shupe of 135 Laks Drive; Middletown, Delaware 19709 and Darla Prevento of 6 Sunnybend; Newark, Delaware 19702 as the Personal Representatives of the Estate of Irvin M. Deibert who died on November 30, 2015 domiciled in Delaware, USA.

The Maryland Resident Agent for service of process is Robert Valliant Jones whose address is 157 East Main Street; Elkton, Maryland 21921.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: Cecil County.

All persons having claims against the decedent must file their claims with the Register of Wills for Cecil County with a copy to the foreign personal representative 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) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice.

Claims filed after that date, or after a date extended by law, will be barred.

By: **Regina Shupe**  
**Darla Prevento**  
*Foreign Personal Representatives*

True Copy  
Test: **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: 10/6/2016, 10/13/2016, 10/20/2016

**Town of Chesapeake City - Snow Removal**

The Town of Chesapeake City is actively seeking bids for:  
Winter Maintenance/Snow Removal

To include snow plowing of the parking areas, roads and alleys, for both North and South sides of Chesapeake City. Bid should also include melting agents to be applied on the roads in the event of freezing temperatures causing icy conditions. Bid packets are available in Town Hall during business hours. Sealed bids are due in Town Hall by Noon, Friday October 21, 2016. The Town of Chesapeake City reserves the right to reject any and all proposals. The Town of Chesapeake City is an EOE.

CG 10/6 &amp; 10/13

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[www.cecilguardian.com](http://www.cecilguardian.com)