

## LEGAL NOTICE

The Law Offices of Kirk Halpin & Associates, P.A.  
6339 Ten Oaks Road, Suite 150  
Clarksville, Maryland 21029

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
TOWNHOUSE**

116 Mike Court, Elkton, MD 21921

Under and by virtue of the power of sale contained in a certain Deed of Trust (the "Deed of Trust") from Paul E. Oakes, III, dated November 2, 2006, recorded in Book 2242 at Page 708 among the Land Records of Cecil County (Case No. 07-C-15001151), 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 10:00 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 townhome containing 3 bedrooms, 1 full bath, 1 half bath and a deck.

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 9/29, 10/6, 10/13

## PUBLIC NOTICE

A public hearing will be held by the **BOARD OF APPEALS on Tuesday, October 25, 2016 with alternate date, Thursday, October 27, 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: 3789** - APPLICANT: North East Auto (NEAS, Inc.) c/o Charles Traurig. FOR: Relief from the 300' setback for non-automotive fuels (230' front, 196' rear, 182' west and 115' east). PROPERTY LOCATION: 1920 W. Pulaski Hwy., Elkton, MD 21921, Election District: 5, Tax Map: 25, Parcels: 363 & 215.

PROPERTY OWNER: Charles & Jaynee Traurig. PRESENTLY ZONED: Business General, (BG).

## APPEAL:

**FILE: 3787** - APPLICANT: Alan Lynam, Robert Kinnamen and Brian Clark. FOR: Appeal of the Zoning Administrator's interpretation of Article IV, Section 45.1 of the Zoning Ordinance.

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 **October 7, 2016**, Voice 410-996-5225 or TDD through Maryland Relay Services 1-800-735-2258.

CG: 9/29 & 10/6

## PUBLIC NOTICE

A public hearing will be held by the **PLANNING COMMISSION on Monday, October 17, 2016, with alternate date, Wednesday, October 19, 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, October 25, 2016 with alternate date Thursday, October 27, 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: 3785** - APPLICANT: William J. Morrow. FOR: Special Exception Renewal to operate an in-home occupation. PROPERTY LOCATION: 1191 Doctor Jack Road, Conowingo, MD 21918, Election District: 7, Tax Map: 22, Parcel: 165. PROPERTY OWNER: William J. Morrow and Elke Binder. PRESENTLY ZONED: Rural Residential, (RR).

**FILE: 3788** - APPLICANT: Walter Clark. FOR: Special Exception to place a single wide mobile home on the property for hardship purposes. PROPERTY LOCATION: 168 Waibel Road, Port Deposit, MD 21904, Election District: 7, Tax Map: 23, Parcel: 28. PROPERTY OWNER: Waibel Wood, LLC c/o Walter Clark. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

**FILE: 3790** - APPLICANT: Marianne F. Bitner. FOR: Special Exception to place a double wide mobile home on the property for agricultural purposes. PROPERTY LOCATION: 1550 Hopewell Road, Port Deposit, MD 21904, Election District: 6, Tax Map: 17, Parcel: 19. PROPERTY OWNER: Delmar Farmer - LE & Charlotte Meck, ETALS c/o Marianne Bitner. PRESENTLY ZONED: Northern Agricultural Residential, (NAR).

By: Mark Saunders, Chairman, Cecil County Board of Appeals

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## MASTER WATER &amp; SEWER PLAN - MAP AMENDMENTS

- 2014 Water Service Districts - Chesapeake City
- 2014 Sewer Service Districts - Chesapeake City

## MASTER WATER &amp; SEWER PLAN - TEXT AMENDMENTS

- Chapter 1, Section 1.2
- Chapter 1, Section 1.3.1.K
- Chapter 4, Section 4.1.4.B

## PRIORITY FUNDING AREAS - MAP AMENDMENT - Chesapeake City Growth Area.

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

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CG: 9/29 & 10/6

## Perryville Tables Enterprise Zone Expansion Vote

With the closing of the Perryville Outlet Center on October 1, the town of Perryville is looking to enhance future economic development possibilities at the site.

The plan is to add the 40 acres at the Outlet Center to the town's existing 267.4 acres that are classified as Enterprise Zones.

Enterprise Zones (EZ) are a state program with property and income tax credits for businesses opening in these areas.

The town's current EZ is the IKEA site and nearby properties.

Town Commissioner Raymond Ryan, III suggested the town consider adding other areas.

Mayor Jim Eberhardt said the vote on the EZ expansion will be tabled until January, giving the town time to consider addition EZ areas.

### Cemetery Tour *Continued from page 1*

Entertainment District.

It is being held during the downtown's monthly First Friday Art Loop which brings visitors from the Arts Council/Historical Society area of town, through the many art-related shops in the downtown to the art programs at Cecil College's Elkton Station.

Also being held during First Friday is the annual Empty Bowls at Art Space on Main, where people purchase a hand-crafted bowl which they can fill with donated soup and enjoy other refreshments with the proceeds benefiting Wayfarer's House.

For the cemetery tour, people will arrive at the Historical Society building at their appointed tour time. The Historical Society is at 135 East Main Street across from the District Court building. Visitors will be greeted by Mayor Henry Mitchell, who once resided in this gracious home and served as Elkton's Mayor from 1935 to 1955.

Every half hour, visitors will go on a guided tour to the cemetery, which is about a two-block walk from the Historical Society. Each tour group will be limited to 15 participants, so the entire living history event can accommodate a total of 75 people.

Once in the cemetery, visitors will be led to four burial sites and the actor playing the occupant of that site will give a five to seven minute speech about their life in Elkton.

The four late Elkton residents who whose stories will come to live are Mrs. Mary Hollingsworth, Colonel Isaac Davis, Mrs. Elizabeth Reese Pearson and Martha Finley.

Mary Hollingsworth was the wife of Zebulon Hollingsworth, Jr. They lived in Elkton through the Revolutionary War era and had four sons and a daughter.

Colonel Isaac Davis served in the military during the Civil War. Davis was in battles at Winchester, Ft. Harrison, Drury's Bluff, Petersburg, Antietam and on other Civil War battlefields. He requested to lead a company of black soldiers and they fought at Richmond until the end of the war. After the war, Davis was transferred to Texas where he was part of a secret mission to Mexico where he helped defend forts being bombarded by the French until Mexican troops arrived. After his military service, he came home to Cecil County and worked as a clerk to the County Commissioners and then moved to a job at a bank. He married twice and had four children.

Martha Finley was an author who wrote numerous books, many under the name Martha Farquharson. A prolific writer, she was best known for her Elsie Dinsmore series of 28 books written over 38 years. Born in Ohio in 1828, she moved to the east coast and eventually moved to Elkton in 1876. Her home on East Main Street served as her base for more writing. She died in 1909. Her former home is now the Foard funeral home.

Mrs. Elizabeth Reese Pearson lived from 1901 to 1998. Her father is responsible for a very tasty treat. Her husband was an engineer who worked on the construction of the Conowingo Dam.

The Cecil Heritage Troupe is providing the actors for the living history presentation Mayor Mitchell is being played by Mike Collins. Mrs. Hollingsworth will be brought to life by Chan Cosans, Col. Davis will be portrayed by Gary Holmes. Rachel Watkins will become Mrs. Pearson and Mary Biron will be transformed into Martha Finley.

Tickets to the living history tour of the Elkton Cemetery are \$8 prior to Friday and \$10 on the day of the event. They can be purchased at the Elkton Alliance Office. Call them at 410-398-5076. Bring a flashlight.

## Send us your news!

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in your news or events. Email us at:  
publisher@cecilguardian.com