

LEGAL NOTICE

**IN THE CIRCUIT COURT FOR CECIL COUNTY
CASE NO. C-07-CV-16-171**

GARY DOUGLAS JONES, JR.
832 Nottingham Road
Elkton, MD 21921

Plaintiff

vs.

HERBERT D. LITZENBERG, Deceased
THE ESTATE OF HERBERT D. LITZENBERG Estate No. 1938-58
Robert G. Litzenberg, Jr. and John H. Litzenberg,
Successor Personal Representatives
105 Walnut Lane, Elkton, MD 21921
and the testate and intestate successors of Herbert D. Litzenberg, deceased,
and all persons claiming by, through, or under the decedent.

and

HERBERT SCOTT LITZENBERG, Deceased
THE ESTATE OF HERBERT SCOTT LITZENBERG, Estate No. 3484
Mary S. Litzenberg, Personal Representative
216 South Mail Street, North East, MD 21901
and the testate and intestate successors of Herbert Scott Litzenberg, deceased,
and all persons claiming by, through, or under the decedent.

and

ALBERT CONSTABLE LITZENBERG, Deceased
THE ESTATE OF ALBERT CONSTABLE LITZENBERG, Estate No. 913
Gertrude L. Litzenberg, Personal Representative
RD 4, Elkton, MD 21921
and the testate and intestate successors of Albert Constable Litzenberg, deceased,
and all persons claiming by, through, or under the decedent.

and

ROBERT GOLDSBOROUGH LITZENBERG, SR., Deceased
THE ESTATE OF ROBERT GOLDSBOROUGH LITZENBERG, SR., Estate No. 16512
and the testate and intestate successors of Albert Constable Litzenberg, deceased,
and all persons claiming by, through, or under the decedent.

and

WILLIAM ALFRED LITZENBERG, Deceased
THE ESTATE OF WILLIAM ALFRED LITZENBERG, Estate No. 3597
Jane R. Litzenberg, Personal Representative
310 Hollingsworth Street, Elkton, MD 21921
and the testate and intestate successors of Albert Constable Litzenberg, deceased,
and all persons claiming by, through, or under the decedent.

and

MILDRED LITZENBERG KERR, Deceased
and the testate and intestate successors of the aforementioned,
and all persons claiming by, through, or under the decedent.

and

And all persons unknown, claiming any legal or equitable right,
title, estate, lien, or interest in the property described in the complaint
adverse to the plaintiff's title, or any cloud on the plaintiff's title to the property.

ORDER OF PUBLICATION

14-615 Real Property Article, Rule 2-122

This is to give notice that on the 19th day of October, 2016, a Verified Complaint to Quiet Title was filed in the Circuit Court for Cecil County by the Plaintiff against the Defendants whose names appear in the heading of the case set forth above, the whereabouts of some of the Defendants being unknown to the Plaintiff.

The Complaint alleges in substance that the Plaintiff is in actual, peaceful possession of two (2) parcels of land located on Brooks Lane in Elkton, in the Third Election District, Cecil County and more particularly described as follows:

- All that certain parcel of land shown as Lot 4A & Lot 5A on the Boundary Survey Plat for the Unrecorded Plat of Dogwood Farms prepared on September 15, 2016 by American Land Consultants, Inc., situated on westerly side of Brooks Lane, in the Third Election District, Cecil County, Maryland, containing 0.344 acre of land, more or less, and also described as as Lots 4A and 5A on an unrecorded plat described as the Litzenberg Farm and Dogwood Farms; and
- All that certain parcel of land shown as Lot 5 & Lot 6 on the Boundary Survey Plat for the Unrecorded Plat of Dogwood Farms prepared on September 15, 2016 by American Land Consultants, Inc., situated on easterly side of Brooks Lane, in the Third Election District, Cecil County, Maryland, containing 0.344 acre of land, more or less, and also described as as Lots 5 and 6 on an unrecorded plat described as the Litzenberg Farm and Dogwood Farms.

In 1908, Herbert D. Litzenberg acquired a "farm situate in the Third Election District of Cecil County," on Dogwood Road. Prior to or subsequent to the death of Herbert D. Litzenberg in 1938, a portion of the "Farm situate in the Third Election District of Cecil County," was subdivided into approximately thirty lots, which were described on an unrecorded subdivision plat entitled "Dogwood Farms." Since 1984, the Plaintiff and his predecessors in title have been in actual peaceable possession of Lot 4A and Lot 5A and Lot 5 and Lot 6 by reason of his and his predecessors adverse possession for the statutory period. During this period, no one has denied or disputed the Plaintiff and his predecessors title to Lot 4A, Lot 5A, Lot 5, and Lot 6. A title search confirms that Lot 4A and Lot 5A and Lot 5, and Lot 6 were never out-conveyed by Herbert D. Litzenberg or his estate. The Department of Assessments and Taxation has never identified Lot 4A and Lot 5A and Lot 5 and Lot 6 as separate tax parcels, and has never given them parcel numbers or tax account numbers. The Plaintiff and his predecessors in title have always assumed their tax bill included Lot 4A and Lot 5A and Lot 5 and Lot 6.

The Complaint requests the Court pass a Decree that Gary Douglas Jones, Jr. has absolute ownership in fee simple to Lot 4A, Lot 5A, Lot 5 and Lot 6 with the right of disposition and permanently quiet the title in the Plaintiff, pursuant to Section 14-108, Real Property Article.

IT IS, this 7th day of November, 2016, by the Circuit Court for Cecil County,

ORDERED that notice be given by the insertion of a copy of this Order in the Cecil Guardian, a newspaper having a general circulation in Cecil County, once a week for three (3) consecutive weeks, with the last such publication to be made not less than thirty (30) days before the 22nd day of December, 2016, giving notice to all of the Defendants, known or unknown, whose addresses are unknown of the object and substance of the Complaint to Quiet Title.

The Defendants are hereby warned that failure to file an answer or defense on or before the 5th day of January, 2017, may result in a case proceeding against them by default.

CG 12/1 12/8 & 12/15

Albert L. Wells, Proper Person 45 Queen Eleanor Drive
Elkton, Maryland 21921

Evelyn A. Wells, Proper Person 45 Queen Eleanor Drive
Elkton, Maryland 21921

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

To all Persons Interested in Estate No. 20658, the
Estate of Amy Dupree Briscoe

Notice is given that Albert L. Wells of 45 Queen Eleanor Drive; Elkton, Maryland 21921 and Evelyn A. Wells of 45 Queen Eleanor Drive; Elkton, Maryland 21921 were, on December 8, 2016, appointed personal representatives of the estate of Amy Dupree Briscoe who died on August 31, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2017.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it 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; or
- 2) Two months 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 claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

By: **Albert L. Wells**
Evelyn A. Wells
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: 12/15/2016, 12/22/2016, 12/29/2016

Kate Clarke Lemay, Proper Person
4004 Ingraham Street
Hyattsville, Maryland 20781

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

To all Persons Interested in Estate No. 20775, the
Estate of Muriel Ann Clarke Lemay

Notice is given that the Superior Court of New Castle County, Delaware appointed Kate Clarke Lemay of 4004 Ingraham Street; Hyattsville Maryland 20781 as the Personal Representative of the Estate of Muriel Ann Clarke Lemay who died on April 13, 2015 domiciled in Delaware, USA.

The Maryland Resident Agent for service of process is N/A whose address is N/A.

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: **Kate Clarke Lemay**
Foreign Personal Representative

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: 12/01/2016, 12/08/2016, 12/15/2016