

Legal Notices

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10 68TH ST., UNIT #3
OCEAN CITY, MD 21842

Under a power of sale contained in a certain Deed of Trust from Susan E. Davis, dated June 14, 2008 and recorded in Liber 5123, folio 234 among the Land Records of Worcester Co., MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

MARCH 11, 2013 AT 2:10 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Worcester Co., Maryland and described as Unit Number Three (3) in the "Sunset South Condominium Horizontal Property Regime" and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Worcester Co., Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost

of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. 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. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2012-22116)

Laura H. G. O'Sullivan, Deborah K. Curran, Erin M. Brady, Diana C. Theologou, Laura L. Latta, Jonathan Elefant, Laura T. Curry, Benjamin Smith, Chasity Brown, Substitute Trustees
ALEX COOPER AUCTIONS, INC.
908 YORK ROAD, TOWSON,
MARYLAND 21204
410-828-4838

OCD-2/21/3t

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4711 COASTAL HWY., UNIT #245
OCEAN CITY, MD 21842

Under a power of sale contained in a certain Deed of Trust from Mark Kiefer a/k/a Mark A. Kiefer, dated October 5, 2007 and recorded in Liber 5005, folio 440 among the Land Records of Worcester Co., MD, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

MARCH 11, 2013 AT 2:11 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Worcester Co., Maryland and described as Unit No. 245 in the "Wight Bay Condominium" and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratifica-

tion of the sale by the Circuit Court for Worcester Co., Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. 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. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2011-19022)

Laura H. G. O'Sullivan, Deborah K. Curran, Erin M. Brady, Diana C. Theologou, Laura L. Latta, Jonathan Elefant, Laura T. Curry, Benjamin Smith, Chasity Brown, Substitute Trustees
ALEX COOPER AUCTIONS, INC.
908 YORK ROAD, TOWSON,
MARYLAND 21204
410-828-4838

OCD-2/21/3t

SUBSTITUTED TRUSTEES' SALE

OF REAL PROPERTY KNOWN AS NO. 202 32ND STREET, UNIT #201 OCEAN CITY, MD 21842 CASE NUMBER 23-C-12-000260 Covahey, Boozer, Devan, and Dore, P.A. 11350 McCormick Road, Executive Plaza III, Suite 200 Hunt Valley, MD 21031 (443) 541-8600 Under and by virtue of the power of sale contained in a Deed of Trust from Livio Cristiani recorded among the Land Records of Worcester County in Liber 4399, folio 634, and Declaration of Substitution of Trustees recorded among the aforementioned Land Records substituting Thomas P. Dore, Mark S. Devan, Gerard F. Miles, Jr., Shannon Menapace, and Erin Gloth as Substituted Trustees, the Substituted Trustees will offer for sale at public auction, at the Courthouse Door, Snow Hill,

Maryland on Tuesday, March 5, 2013 at 11:00 AM: All that lot of ground and the improvements thereon situate in Worcester County, State of Maryland, as described in the Deed of Trust recorded among the Land Records of Worcester County, in Liber 4399, folio 634, also being further described in a Deed recorded among the Land Records of Worcester County in Liber 3065, folio 104. The improvements thereon consist of a dwelling. The property will be sold in "AS IS" condition, subject to any existing building violations, restrictions and agreements of record. Neither the Substituted Trustees nor their respective agents, successors or assigns make any representations or warranties, either expressed or implied with respect to the property. The Substituted Trustees shall convey insurable title. TERMS OF THE SALE: A deposit in a form acceptable to the Substituted Trustee in the amount of \$8,000.00 will be required of the purchaser, other than the Holder of the Note or its assigns, at the time and place of sale. Unless the purchaser is the Holder of the Note or its assigns, the balance of the purchase price shall be paid immediately with available funds within twenty (20) days of the final ratification of the sale by the Circuit Court for Worcester County. Time is of the essence. The purchaser, other than the Holder of the Note or its assigns, shall pay interest at the rate of 6.00000% per annum on the unpaid portion of the purchase price from the date of sale to date of settlement. Real property taxes and assessments shall be adjusted to the date of sale and assumed thereafter by the purchaser. Ground rent, water and/or sewer charges public or private, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be paid by the purchaser. Purchaser shall have the responsibility of obtaining possession of the property. In the event settlement is delayed for any reason, there shall be no abatement of interest. If the purchaser defaults, the entire deposit is forfeited. The Substituted Trustees shall resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, attorney fees, all other charges due, and incidental and consequential damages. In the event the Substituted Trustees do not convey title for any reason, purchaser's sole remedy is return of the deposit. The Substituted Trustees shall have the right to terminate this contract in the event the Holder or its Servicer has entered into any agreement with, or accepted funds from, the mortgagor. Upon termination of the contract, Purchaser's sole remedy shall be return of the deposit. Thomas P. Dore, Mark S. Devan, Gerard F. Miles, Jr., Shannon Menapace, and Erin Gloth, Substituted Trustees Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com A-4359151
02/14/2013, 02/21/2013, 02/28/2013
OCD-2/14/3t

Legal Notices

Rosenberg & Associates, LLC
7910 Woodmont Avenue, Suite 750
Bethesda, Maryland 20814
(301) 907-8000
www.rosenberg-assoc.com

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9402 COASTAL HWY., UNIT #705
OCEAN CITY, MD 21842**

Under a power of sale contained in a certain Deed of Trust from Michael Allen Parker, dated February 20, 2007 and recorded in Liber 4883, folio 137 among the Land Records of Worcester Co., MD, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

MARCH 1, 2013 AT 1:50 PM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with the buildings and improvements thereon situated in Worcester Co., MD and described as Unit Number 705, in "Flying Cloud Condominium", Tax ID #10-219205 and more fully described in the aforesaid Deed of Trust.

The property, which is improved by a dwelling, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$50,000 by cash or certified check. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Worcester Co. Interest to be paid on the unpaid purchase money at the rate pursuant to the Deed of Trust Note from the date of sale to the date funds are received in the office of the Sub. Trustees. There will be no abatement of interest in the event additional funds are tendered before settlement or if settlement is delayed for any reason. The noteholder shall not be obligated to pay interest if it is the purchaser. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, including water/sewer charges and ground rent, to be adjusted to date of sale and thereafter assumed by purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale forward. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. Additional terms to be announced at the time of sale.

If the Sub. Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit without interest. If the

purchaser fails to go to settlement, the deposit shall be forfeited, to the Trustees for application against all expenses, attorney's fees and the full commission on the sale price of the above-scheduled foreclosure sale. In the event of default, all expenses of this sale (including attorney's fees and the full commission on the gross sale price of this sale) shall be charged against and paid out of the forfeited deposit. The Trustees may then re-advertise and resell the property at the risk and expense of the defaulting purchaser or may avail themselves of any legal or equitable remedies against the defaulting purchaser without reselling the property. In the event of a resale, the defaulting purchaser shall not be entitled to receive the surplus, if any, even if such surplus results from improvements to the property by said defaulting purchaser and the defaulting purchaser shall be liable to the Trustees and secured party for reasonable attorney's fees and expenses incurred in connection with all litigation involving the Property or the proceeds of the resale. Trustees' file number 34856.

Diane S. Rosenberg, Mark D. Meyer,
John A. Ansell, III, Stephanie
Montgomery, Kenneth Savitz,
Substitute Trustees
ALEX COOPER AUCTS., INC.
908 YORK RD.,
TOWSON, MD 21204
410-828-4838
www.alexcooper.com

OCD-2/14/3t

BWW Law Group, LLC
4520 East West Highway, Suite 200
Bethesda, MD 20814
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2258 GROTON RD.
POCOMOKE A/R/T/A
POCOMOKE CITY, MD 21851**

Under a power of sale contained in a certain Deed of Trust from Mary M. Tull dated August 5, 2005 and recorded in Liber 4525, Folio 111 among the Land Records of Worcester Co., MD, with an original principal balance of \$85,500.00 and an original interest rate of 1.67% default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

MARCH 6, 2013 AT 2:00 PM

ALL THAT FEE-SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Worcester Co., MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 in cash, cashiers check or certified check is required at time of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All past due property taxes paid by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All transfer taxes shall be paid by the Purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within 10 days of ratification, the Sub. Trustees may file a motion to resell the property. If Purchaser defaults under these terms, deposit shall be forfeited. The Sub. Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

Howard N. Bierman, Jacob Geesing,
Carrie M. Ward, David W. Simpson,
Jr., Substitute Trustees

OCD-2/14/3t

**COHN, GOLDBERG &
DEUTSCH, LLC**
ATTORNEYS AT LAW
600 BALTIMORE AVENUE
SUITE 208
TOWSON, MARYLAND 21204
**SUBSTITUTE
TRUSTEES' SALE
OF IMPROVED REAL PROPERTY
2 DORCHESTER STREET,
UNIT 304
OCEAN CITY, MD 21842**

Under a power of sale contained in a certain Deed of Trust from Paul W. Rutter, Jr. and Renette L. Rutter,

dated July 3, 2007 and recorded in Liber 4962, Folio 379 among the Land Records of Worcester County, Maryland, with an original principal balance of \$910,000.00, and an original interest rate of 3.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Worcester County, on

March 6, 2013 AT 2:10 PM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Worcester County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$9,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Worcester County. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Real estate taxes and all other public charges, or assessments, including water/sewer charges, ground rent, condo/HOA assessments or private utility charges, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available legal remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured

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debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Randall J. Rolls, and David W. Simpson, Jr.,
Substitute Trustees
Mid-Atlantic Auctioneers, LLC
(410) 825-2900
www.mid-atlanticauctioneers.com
OCD-2/14/3t

Covahey, Boozer, Devan, & Dore, P.A.
11350 McCormick Road, Executive
Plaza III, Suite 200
Hunt Valley, MD 21031
(443) 541-8600

SUBSTITUTED TRUSTEES' SALE

OF REAL PROPERTY
KNOWN AS
NO. 58 NOTTINGHAM LANE
BERLIN, MD 21811
CASE NUMBER 23-C-12-000944

Under and by virtue of the power of sale contained in a Deed of Trust from David M. Woody and Kathleen S. Woody recorded among the Land Records of Worcester County in Liber 4507, folio 265, and Declaration of Substitution of Trustees recorded among the aforementioned Land Records substituting Thomas P. Dore, Mark S. Devan, Gerard F. Miles, Jr., Shannon Menapace, and Erin Gloth as Substituted Trustees, the Substituted Trustees will offer for sale at public auction, at the Courthouse Door, Snow Hill, Maryland on Tuesday, February 26, 2013 at 11:00 AM:

All that lot of ground and the improvements thereon situate in Worcester County, State of Maryland, as described in the Deed of Trust recorded among the Land Records of Worcester County, in Liber 4507, folio 265, also being further described in a Deed recorded among the Land Records of Worcester County in Liber 3260, folio 93. The improvements thereon consist of a dwelling.

The property will be sold in "AS IS" condition, subject to any existing building violations, restrictions and agreements of record. Neither the Substituted Trustees nor their respective agents, successors or assigns make any representations or warranties, either expressed or implied with respect to the property. The Substituted Trustees shall convey insurable title.

TERMS OF THE SALE: A deposit in a form acceptable to the Substi-

tuted Trustee in the amount of \$17,000.00 will be required of the purchaser, other than the Holder of the Note or its assigns, at the time and place of sale. Unless the purchaser is the Holder of the Note or its assigns, the balance of the purchase price shall be paid immediately with available funds within twenty (20) days of the final ratification of the sale by the Circuit Court for Worcester County. Time is of the essence. The purchaser, other than the Holder of the Note or its assigns, shall pay interest at the rate of 5.50000% per annum on the unpaid portion of the purchase price from the date of sale to date of settlement. Real property taxes and assessments shall be adjusted to the date of sale and assumed thereafter by the purchaser. Ground rent, water and/or sewer charges public or private, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be paid by the purchaser. Purchaser shall have the responsibility of obtaining possession of the property.

In the event settlement is delayed for any reason, there shall be no abatement of interest. If the purchaser defaults, the entire deposit is forfeited. The Substituted Trustees shall resell the property at the risk and expense of the defaulting purchaser. The defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, attorney fees, all other charges due, and incidental and consequential damages.

In the event the Substituted Trustees do not convey title for any reason, purchaser's sole remedy is return of the deposit. The Substituted Trustees shall have the right to terminate this contract in the event the Holder or its Servicer has entered into any agreement with, or accepted funds from, the mortgagor. Upon termination of the contract, Purchaser's sole remedy shall be return of the deposit.

Thomas P. Dore, Mark S. Devan, Gerard F. Miles, Jr., Shannon Menapace, and Erin Gloth, Substituted Trustees
Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com
OCD-2/7/3t

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
www.mwc-law.com

SUBSTITUTE TRUSTEES' SALE

OF IMPROVED REAL PROPERTY

127 CHANNEL BUOY RD.
OCEAN CITY, MD 21842

Under a power of sale contained in a certain Deed of Trust from Maryland Asset Group, Limited Liability Company, dated April 14, 2007 and recorded in Liber 4912, folio 521 among the Land Records of Worcester Co., MD, default having occurred

under the terms thereof and at the request of the parties secured thereby, the undersigned Substitute Trustees will offer for sale at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

FEBRUARY 25, 2013 AT 2:05 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Worcester Co., Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$40,000 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Worcester Co., Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. 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. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #2011-11215)

Laura H. G. O'Sullivan, Deborah K. Curran, Erin M. Brady, Diana C. Theologou, Laura L. Latta, Abby Moynihan, Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK ROAD, TOWSON,
MARYLAND 21204
410-828-4838
02/07/2013, 02/14/2013, 02/21/2013
(sh) (022513wo) (Serial #410915)
OCD-2/7/3t

Morris/Hardwick/Schneider
9409 Philadelphia Road
Baltimore, MD 21237
410-284-9600

SUBSTITUTE TRUSTEES' SALE

OF IMPROVED REAL PROPERTY

504 ROBIN DR., UNIT #67
OCEAN CITY, MD 21842

Under a power of sale contained in a certain Deed of Trust from Cathryn G. Pena, dated August 31, 2006 and recorded in Liber 4852, folio 522 among the Land Records of Worcester Co., MD, default having occurred under the terms thereof, the Sub-Trustees will sell at public auction at the Circuit Court for Worcester Co., at the Court House Door, Snow Hill, on

FEBRUARY 26, 2013 AT 1:00 PM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Worcester Co., MD and described as Unit No. 67, in the "Bayshore Condominium" and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$14,000 by cash or certified check. Balance of the purchase price to be paid in cash within 10 days of final ratification of the sale by the Circuit Court for Worcester Co. **TIME IS OF THE ESSENCE.** If the purchaser fails to settle within the aforesaid ten (10) days of ratification, the purchaser relinquishes their deposit and the Sub-Trustees may file an appropriate motion with the court to resell the property. Purchaser waives personal service of any paper filed with the Court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by the purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Sub-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 de-

Legal Notices



NOTICE OF PUBLIC HEARING

FY2014 ANNUAL TRANSPORTATION PLAN
AND COMPLEMENTARY PARATRANSIT APPLICATION

APPLICANT: Mayor and City Council of Ocean City, Maryland
Area Served: Town of Ocean City
Description of Service: Fixed Route Transit Services for Coastal Highway and the Park and Ride, and Paratransit Service

The Town of Ocean City, Maryland will be applying for Operating and Capital Funding from the Maryland Transit Administration and the Federal Transit Administration. A Public Hearing will be held on **Monday, March 04, 2013, at 6:00 p.m.**, in the City Hall Council Chambers, 301 Baltimore Avenue, on the first floor. A copy of the application may be examined at the Department of Transportation Administrative Office, 204 – 65th Street, Building E, Ocean City, Maryland, beginning February 01, 2013, weekdays between the hours of 9:00 a.m. – 3:00 p.m.

This hearing will cover the topics of general operating costs and capital requests for transportation services. The Town will be applying for funding for the following capital items:

Priority	Item	Total	Federal	State	Town
1-6	Purchase six 40' heavy-duty Transit Busses @ \$454,000 ea.	\$2,724,000	\$2,179,200	\$272,400	\$272,400
7	Bus station terminal rehab/renovation at the north end Transit Center	\$30,000	\$24,000	\$3,000	\$3,000
8	Preventative Maintenance and repairs to include parts and labor for busses	\$600,000	\$480,000	\$60,000	\$60,000
9	Bus station terminal rehab/renovation at the Park & Ride Transit Center	\$30,000	\$24,000	\$3,000	\$3,000
10	Purchase a preventative maintenance and repair contract for the money counting equipment	\$15,000	\$12,000	\$1,500	\$1,500
11	Purchase a preventative maintenance and repair contract for the Bus Barn overhead doors	\$20,000	\$16,000	\$2,000	\$2,000
12	Purchase passenger shelters, parts, and accessories for the fixed route	\$30,000	\$24,000	\$3,000	\$3,000
13-35	Purchase twenty-three 40' heavy-duty Transit Busses @ \$454,000 ea.	\$10,442,000	\$8,353,600	\$1,044,200	\$1,044,200
Total		\$13,891,000	\$11,112,800	\$1,389,100	\$1,389,100

The location of this hearing is accessible to persons with disabilities. Any individual who requires a reasonable accommodation in order to participate in the Public Hearing should contact Mrs. Dianna Davis at 410-723-2174 at least 21 calendar days prior to the date of the hearing.

OCD-1/31/5t

faulting purchaser 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 is to be paid on the unpaid purchase money at the rate of 7.375% per annum from the date of sale to the date the funds are received in the office of the Sub-Trustees. Taxes, ground rent, water rent, condominium fees and/or homeowner association dues, all public charges/assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Purchaser shall be responsible for the costs of all transfer taxes, documentary stamps and all other costs incident to settlement. Purchaser shall be responsible for physical possession of the property. Purchaser assumes the risk of loss from the date of sale forward. The sale is subject to post sale audit by the Noteholder to determine whether the borrower entered into any repayment/forbearance agreement, reinstated or paid off prior to the sale. In any such event the Purchaser agrees that upon notification by the Sub-Trustees of such event the sale is null and void and of no legal effect and the deposit returned without interest. If the Sub-Trustees are unable to convey either insurable or good and marketable title, or the sale is not ratified for any reason by the Circuit Court including errors made by the Sub-Trustees, the purchaser's sole remedy at law or in equity shall be limited to a refund of the deposit without any interest.

Mark H. Wittstadt, Gerard Wm. Wittstadt, Jr., Deborah A. Hill, Sub-Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD
21204

410-828-4838
02/07/2013, 02/14/2013, 02/21/2013
(sh) (022513wo) (Serial #410915)
OCD-2/7/3t

TIMOTHY FOX
32 STONERIDGE COURT
BALTIMORE, MD 21239

NOTICE

OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 15021
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUZANNE B. HASLAM

Notice is given that Marian M. Ogle, 1000 Morgan Station Road, Woodbine, MD 21797, was on February 01, 2013 appointed Personal Representative of the estate of Suzanne B. Haslam who died on December 24, 2012, 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 1st day of August, 2013.

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, 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 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.

Marian M. Ogle
Personal Representative
True Test Copy

Charlotte K. Cathell
Register of Wills
Worcester County
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by personal representative:
Ocean City Digest
Date of publication:
February 07, 2013

OCD-2/7/3t

NOTICE

TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVE
ESTATE NO. 15031

Notice is given that the Orphans' Court of New Castle County, DE appointed Steffan Bradford, 1284 Bay Road, Dover, DE 19901 as the Personal Representative of the Estate of Bradley P. Bradford who died on October 19, 2012 domiciled in Delaware, USA.

The Maryland resident agent for service of process is Micahel F. Brelia

whose address is 124 Mill Street, Greensboro, MD 21639.

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

All persons having claims against the decedent must file their claims with the Register of Wills for Worcester 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.

Steffan Bradford

Legal Notices

Foreign Personal Representative
Charlotte K. Cathell
Register of Wills
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:
Ocean City Digest
Date of first publication:
February 14, 2013

OCD-2/14/3t

February 14, 2013

OCD-2/14/3t

DAVID WINGATE
ELDER LAW OFFICE OF
DAVID WINGATE, LLC
198 THOMAS JOHNSON DRIVE
SUITE
FEDERICK, MD 21702

NOTICE

OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 15025
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES FRANKLIN ROBINSON

Notice is given that Robin Jo Robinson McKenzie, 10936 Crystal Falls Drive, Hagerstown, MD 21742, was on February 04, 2013 appointed Personal Representative of the estate of James Franklin Robinson who died on January 6, 2013, 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 4th day of August, 2013.

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, 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 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.

Robin Jo Robinson McKenzie
Personal Representative
True Test Copy
Charlotte K. Cathell
Register of Wills
Worcester County
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:

Ocean City Digest
Date of publication:
February 14, 2013

OCD-2/14/3t

NOTICE

OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 15039
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD J. OLIVER

Notice is given that Teresa L. Villarreal, 2306 Woodland Court, Pocomoke City, MD 21851, was on February 11, 2013 appointed Personal Representative of the estate of Ronald J. Oliver who died on February 10, 2013, 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 11th day of August, 2013.

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, 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 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.

Teresa L. Villarreal
Personal Representative
True Test Copy
Charlotte K. Cathell
Register of Wills
Worcester County
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:

Ocean City Digest
Date of publication:
February 21, 2013

OCD-2/21/3t

JOHN C. SEIPP ESQ
105 CAMDEN STREET
SALISBURY, MD 21801-4916

NOTICE

OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 15401
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES EARL DYKES

Notice is given that Jeanette D. Bennett, 515 S. Camden Avenue, Fruitland, MD 21826, was on February 12, 2013 appointed Personal Representative of the estate of James Earl Dykes who died on December 30, 2012, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of August, 2013.

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, 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 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.

Jeanette D. Bennett
Personal Representative
True Test Copy
Charlotte K. Cathell
Register of Wills
Worcester County
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:

Ocean City Digest
Date of publication:
February 21, 2013

OCD-2/21/3t



NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS TOWN OF OCEAN CITY, MARYLAND

Pursuant to the provisions of Chapter 110 of the Code of Ocean City, Maryland, hereinafter referred to as the Code, same being the Zoning Ordinance for Ocean City, Maryland, notice is hereby given that public hearings will be conducted by the Board of Zoning Appeals for Ocean City, Maryland in the Council Chambers of City Hall located on Baltimore Avenue and Third Street, in the Town of Ocean City, Maryland on:
**THURSDAY, FEBRUARY 28, 2013
at 6:00 p.m.**

Pursuant to the provisions of Section 110-93(3), Powers, of the Code, an appeal has been filed pursuant to the provisions of Section 110-95(1)(a) requesting a side yard variance to retrofit 18 HVAC units within the setback, providing a minimum 2' 1" setback instead of 3' 0" as required by Code. The site of the appeal is described as located on the Bayside as part of the

A. GILLIS ALLEN II
ALLEN & ASSOCIATES, CHTD
207 DOWNTOWN PLAZA
P.O. BOX 990
SALISBURY, MD 21803-0990

NOTICE

OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 15032
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANN SHOWELL MARINER

Notice is given that A. Gillis Allen II, P.O. Box 990, Salisbury, MD 21803; and William C. Mariner, P.O. Box 611, Ocean City, MD 21842, were on February 06, 2013 appointed Personal Representative of the estate of Ann Showell Mariner who died on January 27, 2013, 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 6th day of August, 2013.

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, 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 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.

A. Gillis Allen II
William C. Mariner
Personal Representative
True Test Copy
Charlotte K. Cathell
Register of Wills
Worcester County
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:
Ocean City Digest
Date of publication:

Legal Notices

Sinepuxent Plat 1891, further described as located on the west side of Coastal Highway and north side of 37th Street, and locally known as Bradley on the Bay Condominiums, Buildings B, C, D, & E, 3701 Coastal Highway, in the Town of Ocean City, Maryland.

APPLICANT: BRADLEY ON THE BAY – (BZA 2360 #13-09500001) at 6:10 p.m.

Pursuant to the provisions of Section 110-93(3), Powers, of the Code, an appeal has been filed pursuant to the provisions of Section 110-95(1)(a) requesting a side yard variance allow the installation of a new HVAC unit in the setback, providing a 2' setback instead of 3' as required by Code. The site of the appeal is described as Lot 9, Block 98 of the Oceanbay City Plat, further described as located on the north side of 86th Street and west side of Seabay Drive, and locally known as 8602 Seabay Drive, in the Town of Ocean City, Maryland.

APPLICANT: JOSEPH MITRECIC FOR ROBERT MITRECIC BUILDING CONT – (BZA 2361 #13-09500002) at 6:20 p.m.

Pursuant to the provisions of Section 110-93(3), Powers, of the Code, an appeal has been filed pursuant to the provisions of Section 110-95(1)(a) requesting a variance to allow an enclosed stair tower in the front yard setback; and a variance to not less than half of the Critical Area requirement of 15% afforestation pursuant to Section 30-553(8). The site of the appeal is described as Lot 1, Block 12N, Sinepuxent Beach Company Plat, 1891; further described as located on the south side of 12th Street between the Boardwalk (Atlantic Avenue) and Baltimore Avenue, and locally known as 5-12th Street, in the Town of Ocean City, Maryland.

APPLICANT: MATT HETRICK C/O STEVEN CIRILE – (BZA 2362 #13-09500003) at 6:30 p.m.

Pursuant to the provisions of Section 110-93(2), Powers, of the Code, an appeal has been filed pursuant to the provisions of Section 110-94(3)(c) requesting a special yard exception to both front yards, providing a setback of 0.50 feet on Bay Overlook Lane, and 0.38 feet on Middle Way Lane instead of 5 feet as required by Code; and pursuant to Section 110-422(1)(i) allowing the new dwelling to maintain 7.30 feet between structures instead of 10 feet as required by Code. The site of the appeal is described as Lot 2A, Section A of the Warren's Park Plat, further described as located between Bay Overlook and Middle Way Lanes, and locally known as 3 Middle Way Lane, in the Town of Ocean City, Maryland.

APPLICANT: WARREN'S PARK INC/RESORT HOMES (BZA 2363 #13-09400001)

Further information concerning the public hearings may be examined in the office of the Department of Planning and Community Development in City Hall.

Alfred Harrison, Chairman
Heather Stansbury, Attorney
OCD-2/14/2t

WORCESTER COUNTY
SHORELINE COMMISSION
NOTICE
OF PUBLIC HEARINGS

Pursuant to the provisions of Sections 3-101 and 3-102 of the Code of Public Local Laws of Worcester County, Maryland, notice is hereby given that a public hearing will be conducted by the Worcester County Shoreline Commission in the meeting room at the Ocean Pines Branch of the Worcester County Library, 11107 Cathell Road, Berlin, Maryland on Thursday, March 7, 2013. The Board members will convene at 1:30 p.m. to discuss administrative matters and may perform on-site viewing of all or some of the following cases. Thereafter, the members will reconvene at 2:00 p.m. at the library to hear the scheduled cases.

MAJOR CONSTRUCTION

MAJOR 1

Hi-Tide Marine Construction on behalf of Dana Blair and Jinger Edwina Paxton - Request No. 2013-07 - Request to install one boatlift with associated pilings onto an existing parallel dock not to exceed 19' channelward. This project is located at 6 Windward Court, also known as Tax Map 16, Parcel 41, Section 4, Lot 325, Ocean Pines Community, Third Tax District of Worcester County, Maryland.

MAJOR 2

Ian and Monica Pokrywka - Request No. 2009-17 (rehearing) - Request to install a 5'x 130' perpendicular pier with a 6'x 33' "T" shaped platform with a boatlift and associated pilings not to exceed 135 feet channelward. Request also includes two PWC lifts with associated pilings and 107' of stone revetment associated with a living shoreline project. The project is located on an unimproved lot on River View Drive, also known as Tax Map 16, Parcel 86, Lot 13, St. Martin's by the Bay, Third Tax District of Worcester County, Maryland.

OCD-2/21/2t

JAMES E. CLUBB JR, ESQ
108 N 8TH ST.
OCEAN CITY, MD 21842

NOTICE
TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVE
ESTATE NO. 15042

NOTICE IS GIVEN that the Circuit court of City of Alexandria county, VA appointed Janet O. Kim, 3741 Keller Avenue, Alexandria, VA 22302 as the Executor of the Estate of Joseph E. Oglesby who died on August 10, 2012 domiciled in Virginia, America.

The Maryland resident agent for service of process is James E. Clubb Jr. whose address is 108 8th Stret, Ocean City, MD 21842.

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

All persons having claims against

the decedent must file their claims with the Register of Wills for Worcester 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.

Janet O. Kim
Foreign Personal Representative
Charlotte K. Cathell
Register of Wills
Room 102 - Court House
One W. Market Street
Snow Hill, MD 21863-1074

Name of newspaper designated by personal representative:
Ocean City Digest
Date of first publication:
February 21, 2013

OCD-2/21/3t

Cohn, Goldberg & Deutsch, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, MD 21204
410-296-2550
File#439459

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Randall J. Rolls
David W. Simpson, Jr.
600 Baltimore Avenue, Suite 208
Towson, MD 21204
Substitute Trustees
Plaintiffs

v.

David A. Patrick, Jr.
Terri Lynn Patrick
449 Dueling Way
Berlin, MD 21811
Defendants

IN THE CIRCUIT COURT
FOR WORCESTER COUNTY,
MARYLAND

Case No. 23-C-12-001430

NOTICE

Notice is hereby given this 13th day of February, 2013, by the Circuit Court for Worcester County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of March, 2013, provided a copy of this notice be published in a newspaper in general circulation in Worcester County, once in each of three successive weeks before the 11th day of March, 2013.

The Report of Sale states the amount of the foreclosure sale price to be \$343,477.21. The property sold herein is known as 449 Dueling Way, Berlin, MD 21811.

Stephen V. Hales
Clerk of the Circuit Court

Worcester County, Marland
True Copy
Test: Stephen V. Hales
Clerk of the Circuit Court
Worcester County, Md.

OCD-2/21/3t

NOTICE
OF PUBLIC HEARING
Town of Berlin
Board of Appeals

Pursuant to the requirements of §108-191 of the Code of the Town of Berlin, notice is hereby given that a public hearing will be conducted by the Berlin Board of Appeals in the Mayor and Council Chambers of Berlin Town Hall, 10 William Street, Berlin, Maryland on

WEDNESDAY, MARCH 6, 2013
7:00 PM

1. Approval of Minutes of June 6, 2012 Hearing
2. A request for a Zoning Certificate pursuant to §108-164(2), Nonconforming uses, to provide for an extension of a nonconforming use which exceeds the limitations established in §108-670(3)a on a property located at 508 Flower Street.

Applicant: Dena Briddell
Any questions regarding the above agenda items shall be directed to the Berlin Department of Planning and Zoning at 410-641-4143.

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Chuck Ward at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.

OCD-2/21/1t

Town of Berlin
HISTORIC DISTRICT
COMMISSION

March 6, 2013
Berlin Town Hall –
Council Chambers

1. Call to Order
2. Agenda Adoption
3. Election of Chairman and Vice-Chairman
4. Approval of Minutes: January 2, 2013 Regular Meeting
5. Berlin Architectural Heritage recognition program
5. Comments from the Public
6. Comments from Staff
7. Comments from the Commissioners
8. Comments from the Chairman
9. Adjournment

Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Chuck Ward at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.

OCD-2/21/1t