

**ORDINANCE NO. 1161**

**AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND AMENDING § 6.5.3 OF THE CITY'S UNIFIED DEVELOPMENT CODE TO PERMIT STRINGS OF LIGHT BULBS FOR OUTDOOR DINING AT A RESTAURANT OR CAFE OR IN A RESIDENTIAL YARD AT OR BEHIND THE LINE OF THE PRIMARY REAR BUILDING FACADE, SUBJECT TO CERTAIN CONDITIONS, AND TO CLARIFY THAT SEASONAL EXTERIOR LIGHTING IS PERMITTED; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY AND GENERALLY RELATING TO EXTERIOR LIGHTING IN THE CITY OF CAMBRIDGE.**

**WHEREAS**, pursuant to Md. Code Ann., Land Use § 4-204 and § 2.2.3 of the Unified Development Code (the "UDC"), the Commissioners of Cambridge are authorized and empowered to amend, supplement, change, modify, and repeal the City of Cambridge's (the "City") zoning regulations and boundaries and change the City's zoning classifications; and

**WHEREAS**, pursuant to Md. Code Ann., Local Gov't § 5-202 and § 3-27(1) of the Charter of the City of Cambridge, the Commissioners of Cambridge are authorized and empowered to pass all such ordinances not contrary to the Constitution and laws of the State of Maryland or the Charter as they may deem necessary for the good government of the City; for the protection and preservation of the City's property, rights, and privileges; for the preservation of peace and good order; to secure persons and property from danger and destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the City and visitors thereto and sojourners therein; and

**WHEREAS**, pursuant to § 3-27(9) of the Charter, the Commissioners of Cambridge are authorized and empowered to pass ordinances regulating the placement of signs of every kind and description on any building, fence, post, bill-board, pole or other place within the City; and

**WHEREAS**, following a public hearing held on December 3, 2019, the City of Cambridge Planning Commission (the "Planning Commission") recommended that the Commissioners of Cambridge approve a text amendment amending § 6.5.3 of the UDC to permit strings of light bulbs for outdoor dining at a restaurant or cafe or in a residential yard at or behind the line of the primary rear building facade, subject to certain conditions, and to clarify that seasonal exterior lighting is permitted; and

**WHEREAS**, on January 27, 2020, the Commissioners of Cambridge held a public hearing regarding the foregoing text amendment recommended by the Planning Commission, notice of which was published on January 12, 2020 and January 19, 2020 in the Star Democrat, a newspaper of general circulation in the City, in accordance with Md. Code Ann., Land Use § 4-203(b) and § 2.2.3.C of the UDC; and

**WHEREAS**, having considered the recommendations of the Planning Commission and the Department of Planning and Zoning Staff, as well as the comments made during the January 27, 2020 public hearing, the Commissioners of Cambridge find that it is in the best interest of the City to amend § 6.5.3 of the UDC to permit strings of light bulbs for outdoor dining at a restaurant or

cafe or in a residential yard at or behind the line of the primary rear building facade, subject to certain conditions, and to clarify that seasonal exterior lighting is permitted; and

**WHEREAS**, the Commissioners of Cambridge find that the text amendment set forth herein is necessary to promote and protect the public health, safety, and welfare.

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of Cambridge, that the City's Unified Development Code is hereby amended as follows:

**SECTION 1.** Section 6.5.3 (Prohibited Signs and Signing) is amended as follows:

**§ 6.5.3 Prohibited Signs and Signing**

**A. UNCHANGED**

**B. In Relation to Sign Character**

1. UNCHANGED

2. Pennants, streamers, banners, moving, flashing, windblown, and all other fluttering, spinning, or similar type signs, ~~which includes~~ **including** strings of light bulbs, **and** balloons or other inflated objects, are prohibited; provided, however, that a single string of white lights shall be permitted along the 500 block of Poplar Street and the 400 and 500 blocks of Race Street with the Historic Preservation Commission's approval. Such lights shall be maintained by the Downtown Cambridge organization, and any damaged lights, wires, or other component shall be promptly replaced. **This subsection shall not be construed to prohibit strings of light bulbs used for outdoor dining at a restaurant or cafe or in a residential yard at or behind the line of the primary rear building facade; provided, however, that any such lighting located on a property which is immediately adjacent to a residential property shall be turned off by 10:00 p.m. and shall not be of such an intensity as to be reasonably expected to cause a nuisance to any such property. Furthermore, this subsection shall not be construed to prohibit seasonal exterior lighting, such as Christmas lights.**

3. UNCHANGED

4. UNCHANGED

5. UNCHANGED

6. UNCHANGED

**C. UNCHANGED**

**D. UNCHANGED**

**SECTION 2.** The recitals to this Ordinance are incorporated herein and deemed a substantive part of this Ordinance.

**SECTION 3.** In this Ordinance, unless a section of the UDC is expressly repealed in its entirety and reenacted, new or added language is underlined and in boldface type, and deleted text is crossed out with a single strikethrough. With respect to the substantive provisions of this Ordinance set forth in Section 1, language added after the date of introduction is in bold, italicized font and language deleted after the date of introduction is crossed out with a double strikethrough.

**SECTION 4.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance, it being the intent of the Commissioners of Cambridge that this Ordinance shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6.** The title of this Ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Ordinance for publication and all other purposes.

**AND BE IT FURTHER** enacted and ordained that this Ordinance shall become effective on the tenth (10<sup>th</sup>) day following the date of passage.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

\_\_\_\_\_  
Patrick C. Comiskey, City Manager

By: \_\_\_\_\_  
Victoria Jackson-Stanley, Mayor

**Introduced the 13<sup>th</sup> day of January, 2020  
Passed the 27<sup>th</sup> day of January, 2020  
Effective the 6<sup>th</sup> day of February, 2020**



From left: Sharon Poore, Bryan Brothers Foundation, Leslie Bishop, Mid-Shore Meals til Monday; and Christie Bishop, Bryan Brothers Foundation.

## Mid-Shore Meals til Monday receives grant from Bryan Brothers Foundation

**CAMBRIDGE** — The Bryan Brothers Foundation Inc. has recognized Mid-Shore Meals til Monday of Dorchester County as a 2019 grant recipient.

The grant was awarded to support its ongoing "backpack" program, sending home nutritious weekend food options for food insecure children.

"Thanks to the generous grant from the Bryan Brothers Foundation, Mid-Shore Meals til Monday is able to provide a piece of fresh fruit each week in the weekend bag of food. Being able to provide this healthy food choice helps grow strong minds and bodies," said Leslie Bishop, founder and director of Mid-Shore Meals til Monday.

The program was established in April 2017 at Vienna Elementary School feeding only 50 children. It has grown to serve over 350 children and now covers five Dorchester County Public Schools. Together with over 40 volunteers, Mid-Shore Meals til Monday packs brown bag, nonperishable foods and snack items for the weekend. In addition to food, the program sends home hygiene and cold weather items seasonally.

"These are the exact programs we look to support," said Josh Johnson,

Bryan Brothers Foundation board member and native of Dorchester County. "The first steps in creating opportunities in children's lives is to ensure they have essential nourishment. Mid-Shore Meals til Monday supports many children in Dorchester County, and we hope grants like ours gives them opportunity to support even more."

Mid-Shore Meals til Monday is hoping to support in some way the almost 1,000 students identified as food insecure. Anyone interested in helping its efforts is encouraged to visit [midshoremealstilmonday.org](http://midshoremealstilmonday.org) or call 443-225-6789.

The Bryan Brothers "Building Dreams for Youth" Foundation's mission is to help ensure all children on the Mid-Shore have the opportunity to experience personal growth through participation in youth sports, recreation and development programs. Since its inception in 2003, the Bryan Brothers Foundation has provided over \$1.3 million in grants to support Shore Kids. The foundation provides donors with the opportunity to support a broad range of worthwhile youth programs with their contributions.

in December to 2.9%, down from an annualized average of 3.3% a year earlier, a possible sign that some slack remains in the labor market and that unemployment could fall even further from its current half-century low.

The picture of a slowly-but-steadily improving economy — plus low inflation — likely gives the Federal Reserve comfort in keeping interest rates low, which has been a boon to stock markets. The Dow Jones Industrial Average fell a slight 0.34% in Friday afternoon trading, but it briefly climbed to a record level of 29,000 in the morning.

"We're starting 2020 in very good shape," said Gus Faucher, chief economist at PNC Financial Services. "We should see continued economic expansion throughout 2020 driven by consumers."

The state of the job market has become a pivotal division between President Donald Trump and his Democratic challengers. Trump can campaign on the low unemployment rate and job growth as he seeks a second term. Democrats, seeking to oust him, will point to wages that have not taken off in a meaningful way for many Americans coping with high costs for medical care and higher education.

This is the last jobs report before the Iowa caucus in February that will serve as a first step for choosing

School based in Chicago vies with day cares, learning centers and gyms for its instructors. The chain has five sites employing on average 30 people and plans to open five more schools this year and 17 in 2021. But it had to dramatically boost wages in order to attract staff for that expansion.

"We gave all of our front-line employees a 10% or 11% raise because of the fear we have about the wage pressures in the economy," said CEO Chris Kenny. "We can't meet our business goal without great staff."

Irina Novoselsky, CEO of the jobs site CareerBuilder, said that more employers are offering non-wage benefits such as the chance to work remotely to potential workers and becoming less focused on educational credentials when hiring.

"The major fact that is pushing the trend is the labor shortage in America," she said. "Companies are being forced to provide that flexibility."

sector — which includes restaurants and hotels — added another 40,000 jobs. Health care and social assistance accounted 33,900 new jobs.

Still, the report suggests a lingering weakness in manufacturing.

Factories shed 12,000 jobs in December, after the end of the GM strike produced gains of 58,000 in November. Manufacturing companies added just 46,000 jobs in all of 2019.

Manufacturing struggled last year because of trade tensions between the United States and China coupled with slower global economic growth.

Safety problems at Boeing have also hurt orders for aircraft and parts and that could restrict hiring at factories in 2020. While the jobs report painted a healthy picture of the economy, the manufacturing sector took a blow Friday as the Boeing supplier Spirit AeroSystems announced layoffs for 2,800 workers in Kansas.

**RFP for Addiction Services**

Talbot County Health Department is seeking proposals for a vendor to provide specific services related to its opioid addiction partnerships with community stakeholders. The contract will be from February 1, 2020 until June 30, 2020. Interested individuals, organizations, and businesses can find the full Request for Proposals on the Talbot County Health Department website at [www.talbothealth.org](http://www.talbothealth.org)

SD 1/12 2899358

**IN THE CIRCUIT COURT FOR TALBOT COUNTY, MARYLAND**  
Case No. C-20-CV-19-00083

Mark S. Devan, et al  
as Substituted Trustees

VS.

Katherine Q. Cooper, Individually and as  
Surviving Tenants by Entirety of Thuraby F. Cooper

**NOTICE**

Notice is hereby given this 31st day of December, 2019, by the Circuit Court for Talbot County that the sale of the property being described in the above-mentioned proceeding, known as 8225 Bozman Neavitt Road, Saint Michaels, MD 21663, made and reported by Mark S. Devan, Thomas P. Dore, Brian McNair, and Angela Nasuta, Substituted Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 1st day of February, 2020, provided that a copy of this Notice be inserted in some newspaper in Talbot County, once in each of three successive weeks on or before the 22nd day of January, 2020. The Report states the amount of sale to be \$255,000.00.

Kathleen M. Duvall  
Clerk of the Circuit Court for Talbot County  
SD 1/5/21/19 2887782

**NOTICE OF PUBLIC HEARING**  
**THE COMMISSIONERS OF CAMBRIDGE**  
**PROPOSED ORDINANCE NO. 1161**

Notice is hereby given that the Commissioners of Cambridge will hold a public hearing on MONDAY, JANUARY 27, 2020 at 6:00 p.m. in the Council Chambers, 305 Gay Street, Cambridge, Maryland to receive public input and comment and then act upon proposed Ordinance No. 1161 which, if passed, would amend § 6.5.3 of the City's Unified Development Code to permit strings of light bulbs for outdoor dining at a restaurant or cafe or in a residential yard at or behind the line of the primary rear building facade, subject to certain conditions, and to clarify that seasonal exterior lighting is permitted.

The foregoing constitutes a fair summary of proposed Ordinance No. 1161 as introduced by the Commissioners of Cambridge during their public meeting held on January 13, 2020.

Information regarding proposed Ordinance No. 1161 may be reviewed at the City of Cambridge City Hall, 410 Academy Street, Cambridge, Maryland, during the hours of 8:30 a.m. – 4:30 p.m. Monday – Friday. Written comments shall be considered provided that they are received at City Hall by 4:30 p.m. on MONDAY, JANUARY 27, 2020.

Patrick C. Comiskey, City Manager  
SD 1/12/19 2889190

## Facebook refuses to ban political ads

By BARBARA ORTUTAY  
and MAE ANDERSON  
AP Technology Writers

**SAN FRANCISCO (AP)** — Despite escalating pressure ahead of the 2020 presidential election, Facebook reaffirmed its free-wheeling policy on political ads Thursday, saying it won't ban them, won't fact-check them and won't limit how they can be targeted to specific groups of people.

Instead, Facebook said it will offer users slightly more control over how many political ads they see and make its online library of political ads easier to browse.

These steps appear unlikely to assuage critics — including politicians, activists, tech competitors and some of the company's own rank-and-file employees — who say that Facebook has too much power and that social media is warping democracy and undermining elections.

And Facebook's stance stands in contrast to what its rivals are doing. Google has decided to limit targeting of political ads, while Twitter is banning them outright.

"Today's announcement is more window dressing around their decision to allow paid misinformation," said Bill Russo, a campaign spokesman for Democratic presidential candidate Joe Biden.

Social media companies have been trying to tackle misinformation since it was learned that Russians bankrolled thousands of fake political ads during the 2016 elections to sow discord among Americans.

The fears go beyond foreign interference. In recent months, Facebook, Twitter and Google refused to remove a misleading video ad from President Donald Trump's campaign that targeted Biden.

Facebook has repeatedly insisted it won't fact-check political ads. CEO Mark Zuckerberg has argued that "political speech is important" and that Facebook doesn't want to interfere with it. Critics say that stance gives politicians a license to lie.

TV stations and networks aren't required to fact-check ads either, but social media gives candidates a certain advantage: the ability to "microtarget" their ads.

For instance, they can use information gleaned from voter rolls, such as political affiliation, and try to reach just those people. Or they can narrow the target audience to those who have shown interest in guns, abortion or immigration, based on what the user has read or talked about on Facebook. Candidates might even show one ad to young Democratic women interested in both gun control and climate change,

and a different ad to everyone else.

Google, the digital ads leader, decided in November to limit political-ad targeting to just three broad categories — sex, age and location, such as ZIP code.

Under Google's policy, candidates would be free to show immigration ads next to immigration-related stories only; they wouldn't be able to show ads to just Democrats or Republicans, or target people specifically interested in immigration when they're reading about baseball or Beyoncé.

Google said that approach aligns its policies with those of other media such as print, TV and radio.

Jason Kint, CEO of Digital Content Next, a trade group that represents digital publishers, said Google's ban on microtargeting is much better than Facebook's permissive stance. Making sure ads reach a wider, more diverse group of people can enable the public and the press to see, debate and correct claims in them, he said.

"Sunlight is the best disinfectant," he said.

Facebook said in a blog post Thursday that it considered limiting microtargeting for political ads. But it said it learned about the importance of such practices for reaching "key audiences" after talking with political campaigns from both major parties in the U.S., political groups and nonprofits.



TALBOT COUNTY PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the County Council of Talbot County, on Tuesday, February 11, 2020 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland, for consideration of Bill No. 1442, A BILL TO AMEND CHAPTER 11 OF THE TALBOT COUNTY CODE (ALCOHOLIC BEVERAGES) TO ALLOW THE BOARD OF LIQUOR LICENSE COMMISSIONERS TO ISSUE A LICENSE FOR ON-PREMISES CONSUMPTION OF MIXED DRINKS TO CLASS ONE DISTILLERIES

Copies of the Bill are available for review in the Office of the County Manager during regular office hours or on the County's website at [www.talbotcountymd.gov](http://www.talbotcountymd.gov). If you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 822-8735 by Monday, February 10, 2020.

All interested parties are hereby notified and invited to attend and to comment.

COUNTY COUNCIL OF TALBOT COUNTY

SD 1/17/24 2890131



TALBOT COUNTY PUBLIC NOTICE

The Talbot County Council will be holding a Work Session with members of the Short Term Rental Review Board and County staff on Tuesday, January 21, 2020 from 6:00 p.m. to 8:00 p.m. to discuss the Short Term Rental Review Board's recommendations to the County Council. The Work Session is a continuation of the December 18, 2019 Work Session and is open to the public. The Work Session will be held in the Wye Oak Room located at the Talbot County Community Center, 10028 Ocean Gateway, Easton, Maryland. Public comment at the Work Session will be at the discretion of the County Council.

The Short Term Rental Review Board's recommendations are available for review on the County's website at <http://www.talbotcountymd.gov/uploads/Files/PlanningPermits/PZ/Short%20Term%20Rental/Links/STRRB%201%20to%205%20Council%20%20on%201%2014%20Nov%2014%2019.pdf>.

If you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 822-8735 by Friday, January 17, 2020.

All interested parties are hereby notified and invited to attend.

COUNTY COUNCIL OF TALBOT COUNTY

SD 1/15/17 2889887

TALBOT COUNTY PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the County Council of Talbot County, on Tuesday, February 11, 2020 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland, for consideration of Bill No. 1441, A BILL TO AUTHORIZE TALBOT COUNTY, MARYLAND (THE "COUNTY") TO BORROW NOT MORE THAN TWENTY FOUR MILLION SEVEN HUNDRED NINETY FIVE THOUSAND DOLLARS (\$24,795,000) IN ORDER TO FINANCE AND REFINANCE IMPROVEMENTS TO THE PLANNING, DESIGN, CONSTRUCTION AND FURNISHING OF A NEW EASTON ELEMENTARY SCHOOL AND THE DEMOLITION OF THE EXISTING ELEMENTARY SCHOOL AND TO EFFECT SUCH BORROWING BY THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF ITS GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES TO BE LEVIED BY THE COUNTY; EXEMPTING THE BONDS FROM THE PROVISIONS OF SECTIONS 19-205 AND 19-206 OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND; AUTHORIZING THE CONSOLIDATION OF SEPARATE SERIES OF BONDS INTO ONE OR MORE BONDS; AUTHORIZING THE REFUNDING OF SUCH BONDS AND RELATING GENERALLY TO THE ISSUANCE AND SALE OF SUCH BONDS FOR SUCH PURPOSES.

Copies of the Bill are available for review in the Office of the County Manager during regular office hours or on the County's website at [www.talbotcountymd.gov](http://www.talbotcountymd.gov). If you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 822-8735 by Monday, February 10, 2020.

All interested parties are hereby notified and invited to attend and to comment.

COUNTY COUNCIL OF TALBOT COUNTY

SD 1/17/24 2890128

C. Lee Gordon, Attorney  
Parker County  
129 N. Washington St., P.O. Box 1209  
Esston, Maryland 21601

Notice to creditors of a Settlor of a Revocable Trust  
To all persons interested in the

Trust of Ernest A. Behrens, Jr.

This is to give notice that Ernest A. Behrens, Jr. died on November 4, 2019. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Janet C. Behrens, whose address is 700 Port Street, Easton, MD 21601, is now a trustee.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is 6 months after the date of first publication of this notice, to the undersigned trustee at the address stated above. The claim must include the following information:

A verified written statement of the claim indicating its basis;

The name and address of the claimant;

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Name of Newspaper: The Star Democrat  
Date of First Publication: January 17, 2020

Janet C. Behrens, Trustee  
SD 1/17/24/31 2890254

THE COMMISSIONERS OF CAMBRIDGE  
NOTICE OF ADOPTION  
CHARTER AMENDMENT RESOLUTION NO. CR-2019-02

Notice is hereby given that the Commissioners of Cambridge adopted Charter Amendment Resolution No. CR-2019-02 during their public meeting held on January 13, 2020.

Charter Amendment Resolution No. CR-2019-02 amends the Charter of the City of Cambridge for the purposes of providing that: (1) the term of office of each Commissioner and the Mayor of Cambridge shall be for four years, or until his or her successor takes office; (2) the Commissioners and Mayor of Cambridge shall be elected in a City wide election to be held on the third Saturday in October 2020 and every fourth calendar year thereafter; (3) the Supervisor of Elections shall be in charge of the registration of voters, absentee voting, and the administering of all City elections and may contract with third parties to assist him or her in any way with his or her duties, subject to the approval of the Commissioners of Cambridge; (4) the registration of voters may be accomplished in accordance with the Election Law Article, Annotated Code of Maryland, as amended by, through, or under the authority of the Dorchester County Board of Elections, and to the extent not inconsistent with the Charter; (5) the Supervisor of Elections shall give public notice of every City election, the first of which shall be published not more than thirty days before the election; (6) voter registration shall cease at 4:00 p.m. on the twentieth day preceding the date of the election; (7) the Supervisor of Elections shall have the authority to use the voting systems and ballots he or she certifies, which shall comply with the Election Law Article, Annotated Code of Maryland, as amended from time to time, to the extent not inconsistent with the Charter, in all City elections; (8) all documentation and procedure relating to absentee ballots as codified in the Election Law Article, Annotated Code of Maryland, to the extent not inconsistent with the Charter, shall apply to all City elections; (9) voting machines may be used in the same manner as provided for elections held in Dorchester County, to the extent not inconsistent with the Charter; (10) the Supervisor of Elections shall furnish forms for the tallying of votes cast for each candidate; and (11) the newly elected Commissioners of Cambridge shall take the oath of office in the Council Chambers; and amend certain other provisions regarding elections for clarity and consistency.

The foregoing constitutes a fair summary of Charter Amendment Resolution No. CR-2019-02 as introduced by the Commissioners of Cambridge during their public meeting held on November 12, 2019 and as adopted by the Commissioners of Cambridge on January 13, 2020 following a duly-advised public hearing.

Charter Amendment Resolution No. CR-2019-02 shall become and be considered a part of the Charter in all respects, to be effective and observed as such, on March 3, 2020 unless a petition for referendum meeting the requirements of Md. Code Ann., Local Gov § 4-304(f) is either hand delivered or mailed via certified mail, return receipt requested and bearing a postmark from the U.S. Postal Service to the City of Cambridge City Hall, 410 Academy Street, Cambridge, Maryland 21613, on or before February 24, 2020.

Copies of Charter Amendment Resolution No. CR-2019-02 shall be available to the public at City Hall during normal business hours until February 24, 2020.

Patrick C. Comiskey, City Manager

SD 1/17/24/31/27 2889929

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed.

Any claim not presented to the trustee on or before that date, or any extension provided by law, is unenforceable.

Name of Newspaper: The Star Democrat  
Date of First Publication: January 10, 2020

Thomas A. Mavly, Trustee

SD 1/10/17/24 2888967

Alba Law Group, P.A.  
11350 McCormick Road  
Executive Plaza I, Suite 302  
Hunt Valley, MD 21031  
(443) 541-8600

SUBSTITUTED TRUSTEES' SALE OF  
REAL PROPERTY  
KNOWN AS NO. 24320 MALLOW DRIVE  
PRESTON, MD 21655  
CASE NUMBER C-05-CV-18-000170

Under and by virtue of the power of sale contained in a Deed of Trust from Ty Vincent Stanley, Sr., Rena Christine Talno, recorded among the Land Records of Caroline County in Liber 1202, folio 405, and Declaration of Substitution of Trustees recorded among the aforementioned Land Records substituting Mark S. Devan, Thomas P. Dore, Brian McNair, and Angela Nasuta as Substituted Trustees, the Substituted Trustees will offer for sale at public auction, at the Courthouse Door, 109 Market Street, Denton, Maryland, 21629 on Monday, January 27, 2020 at 02:30 PM:

All that lot of ground and the improvements thereon situate in Caroline County, State of Maryland, as described in the Deed of Trust recorded among the Land Records of Caroline County, in Liber 1202, folio 405, also being further described in a Deed recorded among the Land Records of Caroline County in Liber 1347, folio 390. 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. The purchaser assumes all risks of loss for the property as of the date of sale. 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 \$25,000.00 will be required of the purchaser, other than the Holder of the Note or its assigns, at the time and place of sale. Any amount tendered at sale in excess of the required deposit will be refunded and not applied to the purchase price. 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 ten (10) days of the final ratification of the sale by the Circuit Court for Caroline 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 3.50000% 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 Trustee 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. Defaulting purchaser also agrees to pay the Substituted Trustee's attorney a fee of \$350.00 in connection with the filing of a motion to resell.

In the event the Substituted Trustees do not convey title for any reason, purchaser's sole remedy is return of the deposit. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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.

Mark S. Devan, Thomas P. Dore, Brian McNair,  
and Angela Nasuta, Substituted Trustees

Tidewater Auctions, LLC  
(410) 825-2800  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

SD 1/10/17/24 2888748