

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. KRYSTAL SLADE Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3844 28TH AVE, CONDO UNIT: 145, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0509588

ANY UNKNOWN OWNER OF THE PROPERTY 3844 28TH AVE, CONDO UNIT: 145, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0509588, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00109

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0509588 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 145 2,027.0000 Sq.Ft. & Imps. Iverson Square Con Assmt \$61,000 Lib 35846 Fl 601 Unit 145

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0509588, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139068 (3-25,4-1,4-8)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. TONY CREWS Stonegate Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3926C STONE GATE DR, CONDO UNIT: 3926 C, SUTTLAND, MD 20746-0000, Parcel No. 06-0505420

ANY UNKNOWN OWNER OF THE PROPERTY 3926C STONE GATE DR, CONDO UNIT: 3926 C, SUTTLAND, MD 20746-0000 Parcel No. 06-0505420, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00111

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0505420 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 3 Unit 39 26C 1,189.0000 Sq.Ft. & Imps. Stonegate Condo- P Assmt \$54,000 Lib 40771 Fl 030 Unit 3926 C

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0505420, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139070 (3-25,4-1,4-8)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. PRINCE & ANGELA FLOYD Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3852 26TH AVE, CONDO UNIT: 3852A, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0491993

ANY UNKNOWN OWNER OF THE PROPERTY 3852 26TH AVE, CONDO UNIT: 3852A, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0491993, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00112

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0491993 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,260.0000 Sq.Ft. & Imps. Iverson Courts Con Assmt \$55,333 Lib 35494 Fl 004 Unit 3852A Bldg 3

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0491993, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139071 (3-25,4-1,4-8)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. KENNETH C DOTY Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6021 LUCENTE AVE, SUTTLAND, MD 20746-0000, Parcel No. 06-0473769

ANY UNKNOWN OWNER OF THE PROPERTY 6021 LUCENTE AVE, SUTTLAND, MD 20746-0000, Parcel No. 06-0473769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00119

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0473769 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,500.0000 Sq.Ft. & Imps. Skyline-3rd Addn Lot 8 Blk 0 Assmt \$240,867 Lib 12857 Fl 354

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0473769, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139074 (3-25,4-1,4-8)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, MARCH 30, 2021

VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

11:30 A.M.

Notice is hereby given that on Tuesday, March 30, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-004-2021 (DR-2) - AN ACT CONCERNING HOUSING INVESTMENT TRUST FUND-SUSTAINABLE SOURCE OF FUNDING for the purpose of establishing a sustainable source of funding for the Housing Investment Trust Fund by reallocating a certain percentage of the County's recodation taxes to provide support for the fund; requiring certain financing for the fund; permitting the County Council to reduce the percentage dedicated to the Housing Investment Trust Fund when there is a declared national recession; requiring an annual report; and generally relating to the Housing Investment Trust Fund.

CB-005-2021 - AN ACT CONCERNING BUILDING -- AMENDMENTS TO THE INTERNATIONAL BUILDING CODE - PERMITS for the purpose of making a further local amendment to the International Building Code for permits relating to historic sites, unclassified historic resources, or property located in a historic district.

CR-016-2021 - A RESOLUTION CONCERNING LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

CR-017-2021 - A RESOLUTION CONCERNING CONTRACT AGREEMENTS for the purpose of approving a multi-year Master Lease Agreement to fund essential Prince George's County ("County") technology equipment that is the industry standard for network-attached high-volume storage.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Calvin S. Hawkins, II, Chair

ATTEST: Donna J. Brown Clerk of the Council 139053 (3-18,3-25)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. EDDIE J & ERNESTINE L JOHNSON EDDIE J & ERNESTINE L JOHNSON ESTATE OF EDDIE JOHNSON ESTATE OD EDDIE JOHNSON ESTATE OF ERNESTINE JOHNSON Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11008 CROOM RD, UPPER MARLBORO, MD 20772-0000, Parcel No. 04-0253104

ANY UNKNOWN OWNER OF THE PROPERTY 11008 CROOM RD, UPPER MARLBORO, MD 20772-0000 Parcel No. 04-0253104, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00104

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 04-0253104 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1.0000 Acres. & Imps. Assmt \$167,700 Map 128 Grid D4 Par 043 Lib 14280 Fl 418

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 04-0253104, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139064 (3-25,4-1,4-8)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. JOSE & JIMMY HERNANDEZ Jimmy Hernandez Jose Hernandez Presidential Towers Condominium Presidential Towers Condominium Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROT RD, CONDO UNIT: 519, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1934710

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROT RD, CONDO UNIT: 519, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1934710, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00105

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934710 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 519 981.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$68,000 Lib 30479 Fl 422 Unit 519

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 17-1934710, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139065 (3-25,4-1,4-8)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. EDDIE J & ERNESTINE L JOHNSON Crestar Bank Crestar Bank Crestar Bank ESTATE OF ERNESTINE JOHNSON Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8911 CROOM ACRES DR, UPPER MARLBORO, MD 20772-0000, Parcel No. 04-0261909

ANY UNKNOWN OWNER OF THE PROPERTY 8911 CROOM ACRES DR, UPPER MARLBORO, MD 20772-0000 Parcel No. 04-0261909, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00113

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 04-0261909 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5.0000 Acres. & Imps. Croom Acres Lot 39 Assmt \$471,500 Lib 04749 Fl 455

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 04-0261909, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139072 (3-25,4-1,4-8)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. TERESA A & ELLEN I BOWIE TERESA A & ELLEN I BOWIE PEARL P HAWKINS PEARL P HAWKINS ESTATE OF TERESA ARLENE BOWIE ESTATE OF TERESA ARLENE BOWIE Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7043 ALLENTOWN RD, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0440081

ANY UNKNOWN OWNER OF THE PROPERTY 7043 ALLENTOWN RD, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0440081, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00122

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0440081 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Allen Farm -re Searched 05- (Iac Per Sur 06 Trs) 1.0000 Acres. & Imps. Assmt \$192,367 Map 106 Grid E1 Par 311 Lib 00000 Fl 000

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0440081, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 139076 (3-25,4-1,4-8)

LEGALS

TOWN OF NORTH BRENTWOOD

CHARTER AMENDMENT RESOLUTION NO. 01-2021

Introduced by: Councilmember Wiley Seconded by: Councilmember Baynes Date of Introduction & Adoption: February 1, 2021

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE TOWN OF NORTH BRENTWOOD AMENDING SECTION 810 (LAPSE OF APPROPRIATIONS), OF THE CHARTER OF THE TOWN OF NORTH BRENTWOOD, MARYLAND THEREBY AUTHORIZING THE CREATION OF A RESERVE OR RESERVE FUNDS TO BE MADE AVAILABLE FOR UNANTICIPATED OR EXTRAORDINARY EXPENSES THAT MAY BE INCURRED, OR FOR ANY OTHER SPECIFIC INTENDED PURPOSE AS AUTHORIZED BY STATE STATUTE OR ORDINANCE; AND AUTHORIZING THE COUNCIL TO APPROPRIATE FUNDS FROM ANY RESERVE ESTABLISHED FOR UNANTICIPATED, EMERGENCY OR EXTRAORDINARY EXPENSES PROVIDED IN THE BUDGET OR OTHER ORDINANCE TO MEET EXTRAORDINARY OR UNANTICIPATED EXPENDITURES; AND PROVIDING THAT RESERVE FUNDS SHALL NOT LAPSE AT THE END OF THE BUDGET YEAR BUT SHALL REMAIN AVAILABLE UNTIL APPROPRIATED AND EXPENDED; AND GENERALLY RELATING TO MUNICIPAL BUDGETING AND FINANCE

Carl Jones, City Clerk Town North Brentwood 301.699.9699 Office 301.699.1824 Fax 138971 (3-4,3-11,3-18,3-25)

LEGALS

Town of Colmar Manor Public Hearings Notice

The Town of Colmar Manor will hold two Public Hearing for the purpose of receiving public comment on the proposed ordinance described below on April 13, 2021 at 7:00 p.m. via Zoom. To participate, you may join by phone at 301-715-8592 or join by web at https://us02web.zoom.us/j/8904308378?pwd=UUFaTVkLzNXS3h1MjHkMHo3YXpsZz09 at the scheduled date and time and use Meeting ID 890 430 8378 & Passcode 3611. If you have any questions, please call the Town Hall at 301-277-4920 or by email at info@colmarmanor.org. To view the full ordinance please visit www.colmarmanor.org.

Ordinance O-3-2021 Sump Pump Discharge - AN EMERGENCY ORDINANCE concerning drainage from private property onto the sidewalks, streets and public rights of way of the Town of Colmar Manor for the purpose of preventing storm water, natural precipitation, ground water, or the flow from roof runoff, surface runoff, subsurface drainage, downspouts, eave troughs, rainpouts, yard drains, sump pumps, foundation drains, yard fountains, ponds, cistern overflows or water discharged from any air-conditioning unit or similar system from becoming a hazard to vehicles and persons utilizing such improvements in the rights of way of the Town and providing for penalties for the violation thereof.

139106 (3-25)

THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

**LEGALS**

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
FAMILY MINI ESTATES LLC  
FAMILY MINI ESTATES LLC  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4131 34TH ST, MOUNT RAINIER, MD 20712-0000, Parcel No. 17-1953785

ANY UNKNOWN OWNER OF THE PROPERTY 4131 34TH ST, MOUNT RAINIER, MD 20712-0000 Parcel No. 17-1953785, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00076**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1953785 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lt 21 & S Half of Lt 22 7,800.0000 Sq.Ft. Mount Rainier Blk 1 Assmt \$256,933 Lib 37607 Fl 062

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1953785 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139029 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
MIN DONG LIN & YING TING WANG  
MIN DONG LIN & YING TING WANG  
Holly Hill Condominium  
Holly Hill Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7226 DONNELL PL, CONDO UNIT: 7226 C1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0527226

ANY UNKNOWN OWNER OF THE PROPERTY 7226 DONNELL PL, CONDO UNIT: 7226 C1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0527226, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00080**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527226 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7226-unit C-1 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 32108 Fl 070 Unit 7226 C

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 06-0527226 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139033 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
TREVOR G, GERALDINE A & SHARON A USHER  
Adelphi Terrace Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9272 ADELPHI RD, CONDO UNIT: 9278 304, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1950013

ANY UNKNOWN OWNER OF THE PROPERTY 9272 ADELPHI RD, CONDO UNIT: 9278 304, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1950013, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00077**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1950013 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condominium Un It 302 Bldg 9272 1,794.0000 Sq.Ft. & Imps. Adelphi Terrace Co Assmt \$67,000 Lib 06609 Fl 338 Unit 9278 3

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1950013 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139030 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
TOSHA CAREY  
Serene Townhouse Village Condo.  
Serene Townhouse Village Condo.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7952 RIGGS RD, CONDO UNIT: 7952, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1888387

ANY UNKNOWN OWNER OF THE PROPERTY 7952 RIGGS RD, CONDO UNIT: 7952, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1888387, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00078**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888387 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 7952 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V Assmt \$128,333 Lib 40490 Fl 451 Unit 7952

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1888387 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139031 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
ALEXIS THERESA LATNEY  
Holly Hill Condominium  
Holly Hill Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7244 DONNELL PL, CONDO UNIT: 7244 C1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0527861

ANY UNKNOWN OWNER OF THE PROPERTY 7244 DONNELL PL, CONDO UNIT: 7244 C1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0527861, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00082**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527861 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7244-unit C-1 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo- Assmt \$52,000 Lib 42272 Fl 012 Unit 7244 C

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 06-0527861 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139034 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
GREGORY MYERS  
Fairmont 5601 Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5601 PARKER HOUSE TER, CONDO UNIT: 412, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3751948

ANY UNKNOWN OWNER OF THE PROPERTY 5601 PARKER HOUSE TER, CONDO UNIT: 412, HYATTSVILLE, MD 20782-0000 Parcel No. 17-3751948, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00083**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3751948 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

368.0000 Sq.Ft. & Imps. The Fairmont 5601 Assmt \$65,333 Lib 41426 Fl 209 Unit 412

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-3751948 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139035 (3-18,3-25,4-1)

**LEGALS**

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
LOLA F BARNES & L ERNELLE ROSS  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1419 RAY RD, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1981422

ANY UNKNOWN OWNER OF THE PROPERTY 1419 RAY RD, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1981422, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00084**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1981422 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,300.0000 Sq.Ft. & Imps. Miller Estates Lot 29 Blk B Assmt \$365,233 Lib 06131 596

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1981422, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139036 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
PETER & ALICE ODAGBODO  
PETER & ALICE ODAGBODO  
SANDRE LUSTINE  
SANDRE LUSTINE  
GARY A. LUSTINE & ROBIN L. COHN  
Central Park Condominium  
Assoc.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 190 DAIMLER DR, CONDO UNIT: 38, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003622

ANY UNKNOWN OWNER OF THE PROPERTY 190 DAIMLER DR, CONDO UNIT: 38, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003622, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00085**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003622 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condominium Un It 38 3,195.0000 Sq.Ft. & Imps. Central Park Condo Assmt \$146,667 Lib 31538 Fl 558 Unit 38

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003622 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139037 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
PETER ODAGBODO  
PETER ODAGBODO  
SANDRE LUSTINE  
SANDRE LUSTINE  
Robert J Cerullo, Esq  
Central Park Condominium  
Assoc.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 114 DAIMLER DR, CONDO UNIT: 14, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003465

ANY UNKNOWN OWNER OF THE PROPERTY 114 DAIMLER DR, CONDO UNIT: 14, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003465, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00086**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003465 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,195.0000 Sq.Ft. & Imps. Central Park Condo Assmt \$146,667 Lib 39502 Fl 006 Unit 14

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003465 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139038 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
ALLEN & MAGGIE DAVIS  
ESTATE OF ALLEN DAVIS  
ESTATE OF MAGGIE L DAVIS  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 905 KAREN BLVD, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2010494

ANY UNKNOWN OWNER OF THE PROPERTY 905 KAREN BLVD, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2010494, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00100**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2010494 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,650.0000 Sq.Ft. & Imps. Wilburn Estates Lot 62 Blk C Assmt \$227,467 Lib 03895 Fl 058

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2010494 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139051 (3-18,3-25,4-1)

**LEGALS**

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.  
PATRICK M & MEIGAN WEL-COME  
Wilmsington Savings Fund Society FSB  
Wilmsington Savings Fund Society FSB  
Christiana Trust  
Christiana Trust  
Christiana Trust  
Christiana Trust  
Bank of New York Mellon  
Bank of New York Mellon  
Bierman, Geesing & Ward, Trustees  
Kristine D. Brown Et. Al. Trustees  
ESTATE OF PATRICK WEL-COME  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7220 25TH AVE, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1857887

ANY UNKNOWN OWNER OF THE PROPERTY 7220 25TH AVE, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1857887, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.  
**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00079**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1857887 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,413.0000 Sq.Ft. & Imps. Parkside Lot 1 Blk K Assmt \$283,067 Lib 05278 Fl 165

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1857887 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139032 (3-18,3-25,4-1)

**LEGALS**

**NOTICE OF APPOINTMENT**  
**NOTICE TO CREDITORS**  
**NOTICE TO UNKNOWN HEIRS**

**TO ALL PERSONS INTERESTED**  
**IN THE ESTATE OF**  
**IRVIN PATRIC T SUGGS**

Notice is given that Christopher T Suggs Sr, whose address is 12042 Mustardseed Court, Waldorf, MD 20601, was on February 17, 2021 appointed Personal Representative of the estate of Irvin Patric T Suggs, who died on November 10, 2020 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 17th day of August, 2021.

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.

CHRISTOPHER T SUGGS SR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 119246  
138989 (3-11,3-18,3-25)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Ryan Jordan Perry**

FOR THE CHANGE OF  
NAME TO:  
**Ryan Jordan Looper**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02282**

A petition has been filed to change the name of (Minor Child(ren)) Ryan Jordan Perry to Ryan Jordan Looper.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139091 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Velinda Morton**

FOR THE CHANGE OF  
NAME TO:  
**Velinda Suber Morton**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02242**

A petition has been filed to change the name of Velinda Morton to Velinda Suber Morton.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139081 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Michael Raymond Nesbitt-Gaines**

FOR THE CHANGE OF  
NAME TO:  
**Africa Lynn Rayniece Nesbitt-Gaines**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02240**

A petition has been filed to change the name of Michael Raymond Nesbitt-Gaines to Africa Lynn Rayniece Nesbitt-Gaines.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139085 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Rudys Alexander Amaya**

FOR THE CHANGE OF  
NAME TO:  
**Rudy Alexander Amaya Martinez**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02243**

A petition has been filed to change the name of Rudys Alexander Amaya to Rudy Alexander Amaya Martinez.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139084 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Evan Anthony-Lee Foster**

FOR THE CHANGE OF  
NAME TO:  
**Evan Lee Hager-Perry**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02281**

A petition has been filed to change the name of (Minor Child(ren)) Evan Anthony-Lee Foster to Evan Lee Hager-Perry.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139092 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Lucile Barnes**

FOR THE CHANGE OF  
NAME TO:  
**Lucille Barnes**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02179**

A petition has been filed to change the name of Lucile Barnes to Lucille Barnes.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139086 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Darnella Walker Bryan**

FOR THE CHANGE OF  
NAME TO:  
**Donnella Bryan**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-01818**

A petition has been filed to change the name of Darnella Walker Bryan to Donnella Bryan.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139087 (3-25)

**NOTICE**

IN THE MATTER OF:  
**FNU Azalia Ahmad Farzid**

FOR THE CHANGE OF  
NAME TO:  
**Azalia Arzoiee Farzad Arzoiee**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-01198**

A petition has been filed to change the name of (Minor Child(ren)) FNU Azalia to Azalia Arzoiee and Ahmad Farzid to Farzad Arzoiee.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139088 (3-25)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**2910 LUMAR DR.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated November 2, 2005, recorded in Liber 24003, Folio 279 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 30, 2021 AT 11:06 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 178853-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

138973 (3-11,3-18,3-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

GLENN EVANS  
BARBARA JEANNE EVANS 1995 TRUST  
BARBARA J EVANS  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4618 GARRETT AVE, BELTSVILLE, MD 20705-0000, Parcel No. 01-0026153

ANY UNKNOWN OWNER OF THE PROPERTY 4618 GARRETT AVE, BELTSVILLE, MD 20705-0000 Parcel No. 01-0026153, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for  
Prince George's County  
Case No.: CAE 21-00118**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0026153 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,312.0000 Sq.Ft. & Imps. Beltsville Lot 4 Blk 29 Assmt \$197,300 Lib 39300 F1 426

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 01-0026153, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139073 (3-25,4-1,4-8)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

MAX A & JANET C BURNS  
MAX A & JANET C BURNS  
MAX A & JANET C BURNS  
ESTATE OF MAX A BURNS  
ESTATE OF MAX A BURNS  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2402 KENTON PL, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0446377

ANY UNKNOWN OWNER OF THE PROPERTY 2402 KENTON PL, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0446377, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for  
Prince George's County  
Case No.: CAE 21-00121**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0446377 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,957.0000 Sq.Ft. & Imps. Hillcrest Heights Lot 24 Blk B Assmt \$188,000 Lib 03705 F1 799

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0446377, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139075 (3-25,4-1,4-8)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ANA Y & LESLIE A FLORES  
MARIA E FLORES FERNANDEZ  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
Scott Goldschein  
MERS INC.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8005 MUIRKIRK RD, BELTSVILLE, MD 20705-0000, Parcel No. 01-0040303

ANY UNKNOWN OWNER OF THE PROPERTY 8005 MUIRKIRK RD, BELTSVILLE, MD 20705-0000 Parcel No. 01-0040303, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for  
Prince George's County  
Case No.: CAE 21-00102**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0040303 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Rossville 1.0000 Acres. & Imps. Assmt \$224,900 Map 014 Grid A2 Par 071 Lib 42587 F1 560

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 01-0040303, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139063 (3-25,4-1,4-8)

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**4301 BISHOPMILL DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28359, Folio 472 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 6, 2021 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 149845-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139005 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

v.

PATRICIA L HOLLAND  
PATRICIA L HOLLAND  
Accredited Home Lenders, Inc.  
Accredited Home Landers, Inc.  
CRAIG A PARKER & DIANE S ROSENBERG  
Holly Hill Condominium  
Holly Hill Condominium  
MERS INC.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7214 DONNELL PL, CONDO UNIT: 7214 C8, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0527093

ANY UNKNOWN OWNER OF THE PROPERTY 7214 DONNELL PL, CONDO UNIT: 7214 C8, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0527093, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for  
Prince George's County  
Case No.: CAE 21-00106**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527093 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7214-unit C-8 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 05686 F1 151 Unit 7214 C

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0527093, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139066 (3-25,4-1,4-8)

**The  
Prince  
George's  
Post  
Newspaper  
Call  
301-627-0900  
or  
Fax  
301-627-6260**

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

SHIRLEY H & JOSEPH F VENU TO JR  
DEBRA L SALUTE & JAMES L VENU TO  
ESTATE OF SHIRLEY H VENU TO  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1301 MADISON ST, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1974054

ANY UNKNOWN OWNER OF THE PROPERTY 1301 MADISON ST, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1974054, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00087**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1974054 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,630.0000 Sq.Ft. & Imps. Sargent Knolls Lot 8 Blk B Assmt \$268,967 Lib 00000 FI 000

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1974054 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139039 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

KAREN M ROBINSON  
KAREN M ROBINSON  
MARIA ZAPATA  
Fairmont 1001 Condominium  
Fairmont 1001 Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 308, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3753894

ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 308, HYATTSVILLE, MD 20782-0000 Parcel No. 17-3753894, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00089**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3753894 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 308 368.0000 Sq.Ft. & Imps. The Fairmont 1001 Assmt \$87,333 Lib 41703 FI 330 Unit 308

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-3753894 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139040 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

CAIRO S MCCAIN  
CAIRO S MCCAIN  
CAIRO S MCCAIN  
Presidential Towers Condominium  
Presidential Towers Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 819, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1934744

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 819, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1934744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00090**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934744 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 819 981,0000 Sq.Ft. & Imps. Presidential Tower Assmt \$68,000 Lib 14212 FI 254 Unit 819

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1934744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139041 (3-18,3-25,4-1)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

NERIO ESPINOZA  
NERIO ESPINOZA  
Presidential Towers Condominium  
Presidential Towers Condominium  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: T-11, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1934272

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: T-11, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1934272, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00091**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934272 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit T-11 981.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$60,667 Lib 41417 FI 001 Unit T-11

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1934272 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139042 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

RICHARD VU  
BROOKSQUARE, A CONDO  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5614 LARSON CT, CONDO UNIT: 19, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1988054

ANY UNKNOWN OWNER OF THE PROPERTY 5614 LARSON CT, CONDO UNIT: 19, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1988054, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00098**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1988054 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Phase 4 Bldg 3 A Unit 19 2,501.0000 Sq.Ft. & Imps. Brooksquare A Cond Assmt \$116,000 Lib 39192 FI 084 Unit 19

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-1988054 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139049 (3-18,3-25,4-1)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

PETER ODAGBODO  
PETER ODAGBODO  
Central Park Condominium Assoc.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 194 DAIMLER DR, CONDO UNIT: 29, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003598

ANY UNKNOWN OWNER OF THE PROPERTY 194 DAIMLER DR, CONDO UNIT: 29, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003598, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00094**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003598 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condominium Un It 29 3,195.0000 Ssq.Ft. & Imps. Central Park Condo Assmt \$135,433 Lib 34017 FI 287 Unit 29

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003598 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139045 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

FORRESTER SE VENTURES LLC  
FORRESTER SE VENTURES LLC  
Lexington RML VF Trust I  
PREMIUM TITLE & ESCROW, LLC  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1104 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2037083

ANY UNKNOWN OWNER OF THE PROPERTY 1104 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2037083, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00093**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2037083 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lts 56.57,58,2 5.26,27 12,000.0000 Sq.Ft. & Imps. Gr. Capital Heights Blk 56 Assmt \$198,533 Lib 41518 FI 212

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2037083 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139044 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

CHRISTHIAN R ALEMAN & KEVIN A REYES  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
Scott Goldschein  
MERS INC.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1126 GLACIER AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2007326

ANY UNKNOWN OWNER OF THE PROPERTY 1126 GLACIER AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2007326, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00096**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2007326 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 42.43,44 6,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 53 Assmt \$207,833 Lib 42303 FI 245

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2007326 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139047 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

FOUNTAIN INVESTMENTS LLC  
FOUNTAIN INVESTMENTS LLC  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1985878

ANY UNKNOWN OWNER OF THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1985878, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00099**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1985878 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 31.32,33 6,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 20 Assmt \$276,567 Lib 41995 FI 584

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 8th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-1985878 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139050 (3-18,3-25,4-1)

*Serving*  
**Prince George's County**  
*Since 1932*

**LEGALS**

John Noble, Esquire  
451 Hungerford Drive, Suite 616  
Rockville, MD 20850  
301-762-7200

Hope P. Mookim  
5415 Water Street  
Upper Marlboro, MD 20772  
301-627-1000

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MARGARET GROFIC**

Notice is given that Barry Grofic, whose address is 12000 Green Court, Glenn Dale, MD 20769, was on March 3, 2021 appointed Personal Representative of the estate of Margaret Grofic who died on February 1, 2021 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 3rd day of September, 2021.

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.

BARRY GROFIC  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119766  
139048 (3-18,3-25,4-1)

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROBIN R. TALIK**

Notice is given that John Bullock, whose address is 9417 Silver Fox Turn, Clinton, MD 20735, was on March 8, 2021 appointed Personal Representative of the estate of Robin R. Talik, who died on January 29, 2020 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 8th day of September, 2021.

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.

JOHN BULLOCK  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119710  
139052 (3-18,3-25,4-1)

**ORDER OF PUBLICATION**

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**6012 WESSON DR.  
SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated October 17, 2007, recorded in Liber 28948, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$345,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 13, 2021 AT 11:21 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 184446-4)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139060 (3-25,4-1,4-8)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**9507 SMALL DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2007, recorded in Liber 28260, Folio 598 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,440.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 13, 2021 AT 11:22 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 125927-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139061 (3-25,4-1,4-8)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**6934 STODDERT LA.  
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2018, recorded in Liber 41287, Folio 288 and re-recorded in Liber 41613, Folio 263 among the Land Records of Prince George's County, MD, with an original principal balance of \$349,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 6, 2021 AT 11:07 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 345051-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139028 (3-18,3-25,4-1)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**52 DAIMLER DR., UNIT #107  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 4, 2005, recorded in Liber 23551, Folio 681 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 13, 2021 AT 11:23 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit One Hundred Seven (107) in the "Central Park Condominium" 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 334179-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139062 (3-25,4-1,4-8)

**LEGALS**

**McCabe, Weisberg & Conway, LLC**  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**7402 LENHAM DRIVE  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Elfrieda E. Smith and Mary H. Carroll, dated November 2, 2006, and recorded in Liber 26867 at folio 426 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 6, 2021  
AT 9:35 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$17,000.00 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 PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.625% 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 to 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, to the extent such amounts survive foreclosure, 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 # 20-604622)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

139018 (3-18,3-25,4-1)

**LEGALS**

**McCabe, Weisberg & Conway, LLC**  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**14163 SPRING BRANCH DRIVE  
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Rita L. Butler, dated January 4, 2007, and recorded in Liber 26898 at folio 606 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 6, 2021  
AT 9:39 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$13,000.00 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 PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 to 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, to the extent such amounts survive foreclosure, 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 # 20-604756)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

139021 (3-18,3-25,4-1)

**ADVERTISE! in The Prince George's Post**  
**Call Today 301-627-0900**

**LEGALS**

**COUNTY COUNCIL HEARING**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARING**

TUESDAY, APRIL 6, 2021

VIRTUAL MEETING  
JOIN USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, April 6, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-022-2021 - A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2020 CYCLE OF AMENDMENTS)** for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
<b>Western Branch</b>				
20/W-05	Retail space of approximately 1.8	1.8	5	4
Mill Branch Crossing (Parcel 32)	4,000 – 5,000 SF of floor area 55 E-3; Parcel 32	C-S-C		
<b>District 4</b>				
20/W-06	100 SFDU with a minimum 1,900 SF of livable space, minimum sales price of \$420K; 200 TH with a minimum 1,600 SF of livable space, minimum sales price of \$300K. 83 B-2; Parcel 16	77.69 R-M	5	4
Rock Creek Baptist Church				
<b>District 6</b>				
20/W-07	18,112 SF one-story church building 90 D-1; p/o Parcel 67	1.033 C-S-C	5	4
Spirit of God Deliverance Church				
<b>District 6</b>				
<b>Piscataway</b>				
20/P-07	189 single-family detached units with a minimum 2,000 SF of livable space and a minimum sales price of \$400K 96 E-4; Parcel 310	87.14 R-R	5	4
Miller Property				
<b>District 8</b>				
20/P-08	1 single-family detached unit with a minimum 2,400 SF of livable space 122 F-2; Parcel 70	2.0 R-E	55	53
Livingston Road				
<b>District 8</b>				
<b>Mattawoman</b>				
20/M-02	840,000 SF warehouse building/distribution/ fulfillment center 155 B-1; Parcel 6	25.48 I-3	5	4
ELP DC				
<b>District 9</b>				

**Countywide Redesignations**

District 9	Accolawn Road area 151 A-4 & 161 A/B-1	56/55	S3
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**Water Withdrawal / Point of Discharge**

District 9	Prince George's County Public Schools (PGCPS) William Schmidt Outdoor Environmental Center 173 E-3; Parcels A & 87	361.144 R-O-S	6	19,582 GPD Maximum Withdraw or Discharge
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Category 3 – Community System  
Category 4 – Community System Adequate for Development Planning  
Category 5 – Future Community System  
Category 6 – Individual System

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/ written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Calvin S. Hawkins, II  
Chair**

ATTEST:  
Donna J. Brown  
Clerk of the Council

139097 (3-25,4-1)

**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, DECEMBER 7, 2020

**CHARTER AMENDMENT RESOLUTION CA-21-07**

AMENDED CHARTER AMENDMENT RESOLUTION CA-21-03 OF THE CITY COUNCIL OF SEAT PLEASANT ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF SEAT PLEASANT BY ANEXING INTO THE CORPORATE LIMITS OF THE CITY OF SEAT PLEASANT LANDS CONTIGUOUS AND ADJOINING TO THE CITY'S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS CENTRAL AVENUE, BETWEEN THE CAPITAL BELTWAY US95 AND THE DISTRICT OF COLUMBIA LINE, CONSISTING OF APPROXIMATELY 41.2302 ACRES OF LAND IN TOTAL LOCATED GENERALLY CENTRAL AVENUE BETWEEN THE CAPITAL BELTWAY US95 AND THE DISTRICT OF COLUMBIA LINE, TO BE AMENDED TO ONLY REVISE EXHIBITS A AND B AS FURTHER STATED HEREIN.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on April 27, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before April 23rd, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least April 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk at:

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

139104 (3-25,4-1,4-8,4-15)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**

VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

TUESDAY, APRIL 6, 2021  
1:00 P.M.

Notice is hereby given that on Tuesday, April 6, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**WASHINGTON SUBURBAN SANITARY COMMISSION  
PROPOSED FISCAL YEAR 2021-2022 OPERATING &  
CAPITAL BUDGETS  
AND THE  
WASHINGTON SUBURBAN SANITARY COMMISSION  
CAPITAL IMPROVEMENT PROGRAM FOR  
WATER AND SEWERAGE, FOR FISCAL YEARS 2022-2027**

Copies of the proposed budgets are available on the Washington Suburban Sanitary Commission's website: <https://www.wsscwater.com/budget>. Copies of the County Executive's recommendations are available on the County Council's Budget Portal: <https://pgccouncil.us/454/Budget-Portal>.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/ written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Calvin S. Hawkins, II, Chair**

ATTEST:  
Donna J. Brown  
Clerk of the Council

139096 (3-25,4-1)

**NOTICE OF INTENT TO DISPOSE OF  
IMPOUNDED VEHICLES**

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
1998	Nissan	Pathfinder	JN8AR05Y0WV254150
2003	Hyundai	Elantra	KMHDN45D13U706473
2004	Toyota	Camry	4T1BE32K34U866375
139103			(3-25)

**THE TOWN OF CAPITOL HEIGHTS  
FAIR SUMMARY**

**OF  
CHARTER AMENDMENT RESOLUTION 2021-18**

This is to give notice that, after a public hearing, the Mayor and Council of the Town of Capitol Heights introduced and on March 15, 2021 approved Charter Amendment Resolution 2021-18, a Charter Amendment Resolution to Amend the Charter of the Town of Capitol Heights to temporarily abolish the Office of the Mayor and reassign the duties of the Office of the Mayor until the next election. Charter Amendment Resolution 2021-18 will become effective on or about May 3, 2021 unless it is petitioned to referendum.

Charter Amendment Resolution 2021-18 serves to terminate the term of office of the current Mayor temporarily until a new Mayor is elected and qualified to serve pursuant to the next election scheduled for the first Monday in May of 2022, and it allows the remaining Councilmembers to temporarily appoint a presiding officer and reassign the duties of Mayor under the Charter until the next election.

Charter Amendment Resolution 2021-18 is available for inspection by the public. As a result of the COVID-19 Pandemic requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to [TownClerk@capitolheightsmd.com](mailto:TownClerk@capitolheightsmd.com). A copy of the Charter Amendment Resolution 2021-18 will be sent to you. Requests may be made during normal business hours 9:00 a.m. to 5:00 p.m. Monday through Friday.

**MAYOR PRO TEMPORE AND COUNCIL OF THE TOWN OF  
CAPITOL HEIGHTS**

BY: ROBIN BAILEY-WALLS, TOWN CLERK

139095 (3-25,4-1,4-8,4-15)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Violet Mae Hawkins**

FOR THE CHANGE OF  
NAME TO:  
**Violet Mae Fosque**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02455**

A petition has been filed to change the name of (Minor Child(ren)) Violet Mae Hawkins to Violet Mae Fosque.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland

139093 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Shari Borrell**

FOR THE CHANGE OF  
NAME TO:  
**Shane Ari Brooks**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02351**

A petition has been filed to change the name of Shari Borrell to Shane Ari Brooks.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland

139094 (3-25)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**

TUESDAY, APRIL 6, 2021

VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, April 6, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-024-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing and Community Development by adding eligible Community Development Block Grant ("CDBG") activities not originally funded or described in the FY 2020 Annual Action Plan.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/ written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Calvin S. Hawkins, II, Chair**

ATTEST:  
Donna J. Brown  
Clerk of the Council

139099 (3-25,4-1)

**The Prince George's Post**  
Call: 301-627-0900 | Fax: 301-627-6260

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY**

**728 BOOKER DRIVE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Avril V. Rutherford, and Eustace L. Rutherford, dated June 4, 2013 and recorded in Liber 34933, Folio 444 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 13, 2021 AT 11:30AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 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 Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 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 without interest. 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, Michael McKeefery, Christianna Kersey, and  
Kevin Hildebeidel,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 [www.mid-atlanticauctioneers.com](http://www.mid-atlanticauctioneers.com)

139058 (3-25,4-1,4-8)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**9217 MORLEY RD.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 3, 2011, recorded in Liber 33004, Folio 236 among the Land Records of Prince George's County, MD, with an original principal balance of \$141,324.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 30, 2021 AT 11:07 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340453-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

138974 (3-11,3-18,3-25)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**7005 INDEPENDENCE ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2006, recorded in Liber 25488, Folio 299 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**APRIL 13, 2021 AT 11:20 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. 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. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, 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 return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 351612-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

139059 (3-25,4-1,4-8)

**LEGALS**

**ORDER OF PUBLICATION**  
CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

LAKITA DYSON & KEITH MORANT JR  
LAKITA DYSON & KEITH MORANT JR  
LAKITA DYSON & KEITH MORANT JR  
Investor Capital LLC  
Investor Capital LLC  
Gregory Fields  
Gregory Fields  
ST JAMES PLACE CONDOMINIUMS  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2616 IVERSON ST, CONDO UNIT: 29, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0438374

ANY UNKNOWN OWNER OF THE PROPERTY 2616 IVERSON ST, CONDO UNIT: 29, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0438374, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00123**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0438374 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 29 2,100,000 Sq.Ft. & Imps. St James Place Con Assmt \$53,333 Lib 41146 Fl 397 Unit 29

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0438374 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139077 (3-25,4-1,4-8)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

P.O. Box 1729  
Upper Marlboro, Maryland 20773

**In The Estate Of: JOSEPH KOSS**  
Estate No.: 117932

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by James Bogdanor for judicial probate of the will dated August 25, 2016, the codicil dated July 14, 2020, and for the appointment of a personal representative. A video hearing will be held **April 27, 2021 at 10:15 AM.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the 'Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
CERETA A. LEE  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

139100 (3-25,4-1)

**NOTICE**

IN THE MATTER OF:  
**Juliet Hillary Douglas**

FOR THE CHANGE OF NAME TO:  
**Juliet Hilary Douglas**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-02323**

A petition has been filed to change the name of Juliet Hillary Douglas to Juliet Hilary Douglas.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
139089 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Troy Donovan White Jr**

FOR THE CHANGE OF NAME TO:  
**Troy Donovan Dillard**

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-02302**

A petition has been filed to change the name of Troy Donovan White Jr to Troy Donovan Dillard.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
139090 (3-25)

**LEGALS**

McCabe, Weisberg & Conway, LLC  
312 Marshall Avenue, Suite 800  
Laurel, Maryland 20707  
301-490-3361

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

**1836 METZEROTT RD 1912  
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Estate of Mutombo Kankonde, dated May 26, 2006, and recorded in Liber 25272 at folio 488 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 6, 2021  
AT 9:43 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, 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 \$10,000.00 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 PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.99% 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 to 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, to the extent such amounts survive foreclosure, 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 # 19-603665)

**Laura H.G. O'Sullivan, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

139025 (3-18,3-25,4-1)

**THE**

**PRINCE**

**GEORGE'S**

**POST**

**NEWSPAPER**

**CALL 301-627-0900**

**FAX 301-627-6260**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ANTHONY JONES  
Freedom Mortgage Corp.  
Freedom Mortgage Corp.  
Freedom Mortgage Corp.  
Freedom Mortgage Corp.  
Thomas P Dore  
CROWNE MEADOWS  
HOMEOWNERS ASSOC., INC.  
MERS INC.  
Prince Georges County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3505 REGENCY PKWY, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0519306

ANY UNKNOWN OWNER OF THE PROPERTY 3505 REGENCY PKWY, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0519306, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

**In the Circuit Court for Prince George's County**  
**Case No.: CAE 21-00107**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0519306 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,500,000 Sq.Ft. & Imps. Regency Towns Plat Lot 18 Blk A Assmt \$208,933 Lib 41083 Fl 001

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of March, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of May, 2021, and redeem the property with Parcel Identification Number 06-0519306 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
139067 (3-25,4-1,4-8)

**NOTICE OF APPOINTMENT**

**NOTICE TO CREDITORS**  
**NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**HOWARD ROSS SR**

Notice is given that Howard Ross Jr, whose address is 6319 Morocco Street, Capitol Heights, MD 20743, was on February 4, 2021 appointed Personal Representative of the estate of Howard Ross Sr, who died on October 4, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of August, 2021.

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.

HOWARD ROSS JR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 118971  
138992 (3-11,3-18,3-25)

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**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**

**7303 HAVRE TURN  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,425.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 30, 2021 AT 11:30 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$6,000.00 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 Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. 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. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, 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.

TIME IS OF THE ESSENCE. 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 remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. 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 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 without interest. 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, Michael McKeefery, Christianna Kersey, and  
Kevin Hildebeidel,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

138970 (3-11,3-18,3-25)

**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT electronic bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at <http://discovery.ariba.com/profile/AN01496591158> until April 21, 2021 at 11:59 p.m. local prevailing time for the following project:

**LONGFIELD DRAINAGE IMPROVEMENTS  
941-H (E)**

**2. Contract Documents.**

Contract documents are only available for download at the following websites:

- eMaryland Marketplace Advantage (eMMA) <https://emma.maryland.gov/> The project can be found by project name or Project ID No. BPM022864
- SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

**3. Project Description:**

Project will provide effective storm drainage for a neighborhood that currently has inadequate conveyance systems. The neighborhood was constructed in the 1950's prior to any drainage or Storm Water Management (SWM) regulations. To resolve the drainage issues, DPW&T is designing and installing storm drain systems and underdrains to tie the existing system in Cross Street. Proposed storm drains will extend north on Pinevale Avenue, Pumphrey Drive, and Springdale Avenue. Bump outs will also be added to provide some SWM. The existing storm water conveyance system is a mix of curb and gutter/open ditch/driveway culverts and no defined system.

**4. Minimum Qualifications:**

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Quantity	Unit	Description
775	LF	18 INCH, REINFORCED CONCRETE PIPE, CLASS IV
537	LF	24 INCH, REINFORCED CONCRETE PIPE, CLASS IV
1,560	SY	8 INCH PORTLAND CEMENT CONCRETE PAVEMENT FOR
890	TON	HMA SUPERPAVE 9.5 MM FOR SURF ACE, PG 64S-22, LEVEL 2
1,030	TON	HMA SUPERPAVE 12.5 MM FOR

**LEGALS**

1,675	TON	SURFACE, PG 64S-22, LEVEL HMA SUPERPAVE 19.0 MM FOR WEDGE AND LEVEL, PG 64S-
4,480	SY	4 INCH GRADED AG GREGA T E BASE COURSE
5,485	SY	6 INCH GRADED AGGREGATE BASE COURSE
1,909	LF	CHAIN LINK FENCE
2,545	SF	4 INCH CONCRETE SIDEWALK
7,592	SY	PLACING FURNISHED TOPSOIL 4 INCH DEPTH
7,592	SY	TURFGRASS SOD ESTABLISHMENT

6. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Price Bid shall be enclosed in a sealed envelope and marked separately as follows:

Solicitation Name  
Solicitation Number  
Bidder Name and Contact Information  
(Contact name, address, phone number, and email address)

7. **Bid Security.** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. **Bonding.** A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsive.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on March 24, 2021 at 11:00 a.m. local time, via Zoom at <https://zoom.us/j/97436870661?pwd=WUE0ckhkQXc0CUFVxdXlkUmtnTTZudz09> or join using meeting I.D.: Meeting ID: 974 3687 0661 Passcode: 657042

By Authority of Angela D. Alsbrooks  
County Executive

138995 (3-11,3-18,3-25)

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**LEGALS**

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

The owner(s) of said vehicle(s) have right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: **04/05/2021**

Please contact the Revenue Authority of Prince George's County at: 301-685-5358.

**ALLEYCAT TOWING & RECOVERY**  
5110 BUCHANAN ST  
EDMONSTON, MD 20781  
301-864-0323

1984	CENTURY	TRAILER	8288195849
2005	AUDI	A4	WAULC68E85A046603
1991	FORD	RANGER	1FTCR10A8MUB71014
2005	HONDA	CIVIC	1HGEM22515L016391
2003	FORD	E250	VA UTV5261 1FTNS24293HC02283

**JD TOWING**  
2817 RITCHIE RD  
FORESTVILLE, MD 20747  
301-967-0739

2020	CHEVROLET	TRAX	3GNCJKS85LL125630
2003	INFINITY	G35	JNKCV51E53M326541
2002	MERCEDES-BENZ	E320	WDBJF65J12B393505
2009	CHEVROLET	IMPALA	2G1WT57K391167467
2006	GMC	SAVANA	1GTGG25VX61118408

**MCDONALD TOWING**  
2917 52ND AVENUE  
HYATTSVILLE MD 20781  
301-864-4133

1997	JEEP	CHEROKEE	DC AQ3882	1J4GZ78Y2VC525178
2004	MITSUBISHI	GALANT	MD 6DX3450	4A3AB36F44E076628
2003	MITSUBISHI	ECLIPSE	VA UXB8433	4A3AE75H43E054404
2001	CHEVROLET	IMPALA	MD 4CJ1960	2G1WH55K219147088
2007	SATURN	VUE	VA UTV9614	5GZCZ35497S837017
2007	CHEVROLET	UPLANDER	1GNDV33177D216298	1D7HA18N0A5746941
2004	DODGE	RAM 1500	2000	VOKLSWAGEN GOLF
1997	TOYOTA	CAMRY	4T1BG22K8VU781652	
2003	DODGE	RAM 1500	1D7HU18DX35273594	
2016	HONDA	ACCORD	MD T964090	1HGCR2F38GA015366
2008	AUDI	A4	WAUAF78E08A143495	
1999	CHEVROLET	ASTRO	1GBEL19W4XB173839	

139107 (3-25)

**LEGALS**

**PUBLIC NOTICE**

**NON-SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT**

Subject to approval by the Prince George's County Council, the Prince George's County Department of Housing and Community Development (DHCD) seeks to notify the County of its intent to modify the FY 2020 Annual Action Plan, as amended on June 16, 2020, for the purpose of a non-substantial amendment of the Fiscal Year (FY) 2020 Annual Action Plan in order to change the use of Program Year (PY) 45 Community Development Block Grant (CDBG) entitlement funds, in the amount of one hundred seventy three thousand, one hundred five dollars (\$173,105.00), from existing activities to another existing eligible activity in any category within the applicable Program.

The County's FY 2021 – 2025 Citizen Participation Plan, which is embedded in the County's FY 2021-2025 Consolidated Plan, indicates that the Prince George's County Consolidated Plan or Annual Action Plan is only amended for a "substantial change" whenever it makes the following decisions:

- A change in the allocation priorities or a change in the method of distribution of funds;
- The addition of an eligible activity not originally funded or described in the Annual Action Plan;
- A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- A change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan;
- Designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

Based on the Citizen Participation plan and reasons justified above, DHCD has determined that neither a "Substantial Amendment," nor a public hearing is required because there is:

- No change in the allocation priorities or a change in the method of distribution of funds;
- No addition of an eligible activity not originally funded or described in the Annual Action Plan;
- No change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- No change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan;
- No designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- No change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

Based on the aforementioned description in the 2021-2025 Citizen Participation Plan, the change in the use of CDBG Program funds, in the amount of one hundred seventy three thousand, one hundred five dollars (\$173,105.00), from existing activities to another existing eligible activity within the application program is not a substantial amendment to the FY 2020 Annual Action Plan.

A copy of the Modified FY 2020 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County's website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/). Alternately, the Modified Plan can be mailed, upon request, by contacting DHCD via email at CDBGCPD@co.pg.md.us.

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, via email to SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:  
Aspasia Xypolia, Acting Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: March 25, 2021

139105 (3-25)

**CITY OF NEW CARROLLTON, MARYLAND  
MUNICIPAL ELECTION NOTICE  
VOTE BY MAIL ELECTION**

At its legislative meeting on February 17, 2021, the City Council of New Carrollton approved legislation effective on February 26, 2021 authorizing the 2021 City General Election to be conducted as a Vote by Mail election, with election day being May 3, 2021. Accordingly, the City of New Carrollton will hold its 2021 General Municipal Election ("2021 Election") as a vote by mail election NOT an in-person election.

The following elected officials shall be chosen at the 2021 Election: three (3) councilmembers, with each of the three being elected to serve a two-year term (expiring 2023).

If you are a registered voter in Prince George's County, and a resident of the City of New Carrollton, you are able to vote in the 2021 Election. You must be registered by Monday, April 5, 2021, to vote in the 2021 election. If you have any questions regarding voter registration, please call the Prince George's County Board of Elections at (301) 341-7300.

A ballot will be mailed to every registered voter in the City of New Carrollton with detailed instructions, self-sealing envelopes and a stamped return envelope. Ballots can be returned via mail or on Election Day May 3, 2021) ballots can be placed in an exterior locked drop box located in the front of the City of New Carrollton Municipal Center (6016 Princess Garden Parkway, New Carrollton, Maryland). All ballots must be received by 8:00 p.m. on Election Day to be counted. Residents should expect to receive the official ballot in the mail during the third week of April, 2021.

If you do not receive a ballot by April 19, 2021 or have any questions, email City Clerk Doug Barber at [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov) or call 301-459-6100. For more information, visit the City website at [www.newcarrolltonmd.gov](http://www.newcarrolltonmd.gov) and go to "2021 Election Information" in the news section.

Charles Davis, Chairman  
Board of Elections  
City of New Carrollton

139098 (3-25)

**NOTICE**

IN THE MATTER OF:  
**Destiny Aleithia Belt**

FOR THE CHANGE OF  
NAME TO:  
**Amir Aleithia Belt**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02274

A petition has been filed to change the name of (Minor Child(ren)) Destiny Aleithia Belt to Amir Aleithia Belt.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139082

**NOTICE**

IN THE MATTER OF:  
**Olayinka Benson Erinosh**

FOR THE CHANGE OF  
NAME TO:  
**Olayinka Benson Akinyemi**

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02268

A petition has been filed to change the name of Olayinka Benson Erinosh to Olayinka Benson Akinyemi.

The latest day by which an objection to the petition may be filed is April 13, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139083

(3-25) (3-25)

**LEGALS**

RALPH W. POWERS, JR.  
Law Offices of  
Ralph W. Powers, Jr., P.C.  
5415 Water Street  
Upper Marlboro, MD 20772  
301-627-1000

JOAN M WILBON  
1120 Connecticut Ave NW  
Suite 1020  
Washington, DC 20036  
202-737-7458

ROBERT Y. CLAGETT, ATTORNEY  
14804 Pratt Street  
Upper Marlboro, MD 20772  
301-627-3325

MATTHEW J. DYER, ESQ  
P.O. Box 358  
Upper Marlboro, MD 20773  
301-627-5222

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOAN RUTH HEDRICK

Hope P. Mookim  
Ralph Powers, Jr., P.C.  
5415 Water Street  
Upper Marlboro, MD 20772  
301-627-1000

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KENNETH CLAY HOPKINS

Notice is given that Kenneth L. Hopkins, whose address is P.O. Box 561, Romney, WV 26757, was on December 16, 2020 appointed Personal Representative of the estate of Kenneth Clay Hopkins, who died on October 11, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th day of June, 2021.

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.

KENNETH L. HOPKINS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 119039  
138991 (3-11,3-18,3-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DWAIN WALTER DAVID

Notice is given that Nadine Akers-Mitchell, whose address is 5706 7th Street NW, Washington, DC 20011, was on January 22, 2021 appointed Personal Representative of the estate of Dwain Walter David, who died on March 22, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 22nd day of July, 2021.

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.

NADINE AKERS-MITCHELL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 118122  
138990 (3-11,3-18,3-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGE MYERS SLIKER

Notice is given that Marguerite J. Sliker, whose address is 5810 Green Landing Rd., Upper Marlboro, MD 20772, was on December 22, 2020 appointed Personal Representative of the estate of George Myers Sliker who died on November 22, 2020 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 22nd day of June, 2021.

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.

MARGUERITE J. SLIKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 119068  
138986 (3-11,3-18,3-25)

**LEGALS**

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ROSS EUGENE SPACH SR

Notice is given that Ross E Spach Jr, whose address is 8250 Leight Court, Owings, MD 20736, was on January 5, 2021 appointed Personal Representative of the estate of Ross Eugene Spach Sr who died on September 10, 2020 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 5th day of July, 2021.

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.

ROSS E SPACH JR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 118862  
138985 (3-11,3-18,3-25)

Martin B. King  
Gorman & Williams  
36 S. Charles Street, Suite 900  
Baltimore, MD 21201  
410-528-0600

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MATTIE LEAN BONNER

Notice is given that Donna M Johnson, whose address is 14625 Glastonbury Avenue, Detroit, MI 48223, was on December 18, 2020 appointed Personal Representative of the estate of Mattie Lean Bonner who died on January 30, 2020 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 18th day of June, 2021.

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.

DONNA M. JOHNSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 118780  
139102 (3-25,4-1,4-8)

**LEGALS**

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JEANNIE LYNNE RAMBERG

Notice is given that Jeannie Lynne Ramberg, whose address is 38999 Derr Lane, Mechanicsville, MD 20659, was on January 26, 2021 appointed Personal Representative of the estate of Joan Ruth Hedrick who died on November 23, 2020 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 26th day of July, 2021.

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.

JEANNIE LYNNE RAMBERG  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 119076  
138987 (3-11,3-18,3-25)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Darin E. Husk, Personal Representative for the Estate of Ford E. Husk  
9749 52nd Avenue  
College Park, MD 20740

Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-16663

Notice is hereby given this 16th day of March, 2021, by the Circuit Court for Prince George's 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 16th day of April, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 16th day of April, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$278,000.00. The property sold herein is known as 9749 52nd Avenue, College Park, MD 20740.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

139080 (3-25,4-1,4-8)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

v.

YVETTE FRANCIS  
6307 Hil Mar Drive  
Unit 12  
District Heights, MD 20747

Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-16677

Notice is hereby given this 16th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6307 Hil Mar Drive, Unit 12, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of April, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$100,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

139079 (3-25,4-1,4-8)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
STANLEY PETTERMON

Notice is given that Ransome Peterman, Jr., whose address is 919 East Columbus Drive, Tampa, FL 33605, was on February 9, 2021 appointed Personal Representative of the estate of Stanley Pettermon, who died on November 15, 2020 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 9th day of August, 2021.

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.

RANSOME PETERMAN, JR.  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 119406  
138994 (3-11,3-18,3-25)

**LEGALS**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

v.

JANELLE B. CARTER  
10404 Twin Knoll Way  
Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-16669

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10404 Twin Knoll Way, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

139001 (3-11,3-18,3-25)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

v.

MORDECAI BROWER (DECEASED)  
MARY BROWER (DECEASED)  
3505 Burleigh Drive  
Bowie, MD 20721

Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-18307

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3505 Burleigh Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 8th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$360,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk

139002 (3-11,3-18,3-25)

**LEGALS**

**Desire Joyner vs Joseph A. Douglas, et al.**  
Case No: D-07-CV-20-009722

To: Joseph A. Douglas

You are hereby notified that a Complaint for the amount of \$15,000.00 was filed against you in the District Court of Anne Arundel County regarding a motor vehicle collision that occurred on 07/29/18. A copy of the Complaint may be obtained from the clerk's office located at 7500 Governor Ritchie Highway, Glen Burnie, Maryland 21061. This notice will be published for 3 consecutive weeks. You have until 15 days following the latest publication to file a response. Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought.

139078 (3-18,3-25,4-1)

**LEGALS**

**OFFICIAL NOTICE**

On March 9, 2021 the Board of Commissioners for the Town of Upper Marlboro adopted "Charter Amendment Resolution No. 01-2021". Said Resolution amends Section 82 of the Charter of the Town of Upper Marlboro, Maryland BY CREATING THE OFFICES OF TOWN ADMINISTRATOR AND CHIEF OF POLICE, AND BY PERMITTING THE OFFICIAL USE OF THE ALTERNATIVE TITLE OF MAYOR BY THE PRESIDENT OF THE BOARD OF COMMISSIONERS, AND MAKING CERTAIN STYLISTIC, GRAMMATICAL AND NON-SUBSTANTIVE CHANGES THERETO. The Charter amendment becomes effective April 28, 2021. Copies are available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772 and online at www.UpperMarlboroMD.gov.

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

139046 (3-18,3-25,4-1,4-8)

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