

LEGALS

**OFFICE OF CENTRAL SERVICES
LAND ACQUISITION AND REAL
PROPERTY DIVISION
SURPLUS REAL ESTATE SALE**



INVITATION TO BID (ITB)

THIS NOTICE is to inform the general public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-96-2021. The price listed for each property is the appraised Fair Market Value ("FMV"), and each property will be disposed at FMV value via public bid sale process unless otherwise specified per CR-96-2021. The County's Office of Central Services ("OCS") will formally release these properties for Invitation to Bid ("ITB") on **January 3rd, 2022** and will be available for the public/ Respondents to submit Expressions of Interest ("EOI") bid proposals through close of business **February 18th, 2022**. Any questions or objections must be submitted to the Office of Central Services ("OCS") in writing no later than **January 24th, 2022**. During this period, Expressions of Interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, Cashier's Check or wire payable to Prince George's County, Maryland and must be submitted by close of business **February 18th, 2022**. A separate deposit must be included for each expression of interest. Bid award announcements to the final selection of respondents will occur on **March 14th, 2022**. Thereafter, all Expressions of Interest's submission will be considered on an ongoing rolling basis. Upon review of the Proposals, OCS may, at its sole discretion, identify a short list of Respondents and has the sole and absolute discretion to conduct discussions with all, or some, of Respondents on the short-list via Best and Final Offer ("BAFO") submissions. OCS will notify Respondents and inform them of the results of the selection review process.

Note: All land to be disposed via public sale has no structures or improvements and is being offered and shall be sold "as-is", "where is" and "with all faults" and Prince George's County nor the Office of Central Services shall make no warranties or representations, expressed or implied.

1. Tax Account Numbers 01-0022863; 01-0017384; 01-0016683; 01-0015610; 01-0000463; Tax Map 12, Grid F3, Parcel 34, Parcel 35; Block A, and Lots 1, 2 and 3; 4207, 4209, 4211, 4213, and 4217 Ammdale Road, Beltsville, MD 20705; 2.94 acres; Appraised value is \$455,000. (Resolution No. CR-96-2021 Map 1-A) Long-Form
2. Tax Account Number 01-0040766; Tax Map 12, Grid E3, Parcel 32; 11731 Old Gunpowder Road, Beltsville, MD 20705; 5.86 acres; Appraised value is \$252,000. (Resolution No. CR-96-2021 Map 1-B) Long-Form
3. Tax Account Numbers 10-1002963; 10-1002971; 10-1002989; 10-1002997; 10-1003003; 10-1003011; 10-1003029; 10-1003037; 10-1003045; 10-1003052; 10-1003060; 10-1003078; 10-1003086; 10-1003094; 10-1003102; 10-1003110; 10-1003128; 10-1003136; 10-1003144; 10-1003151; 10-1003169; 10-1003177; 10-1003185; 10-1003193; 10-1003201; 10-1003219; 10-1003227; 10-1003235; 10-1003243; 10-1003250; 10-1003268; 10-1003276; 10-1003284; 10-1003292; 10-1003300; 10-1003318; 10-1003326; 10-1003334; 10-1003342; 10-1003359; 10-1003367; 10-1003375; 10-1003383; Lots 46-87 & Parcel 3, Block N "Montpelier Hills"; Plat Book NLP 146 at Plat 31; Elmshorn Way, Laurel, MD 20708; 4.41 acres; Appraised value is \$1,470,000. (Resolution No. CR-96-2021 Map 1-C) Long-Form
4. Tax Account 20-2176782; Tax Map 51, Grid D1, Part of Parcel 7 (Glenridge Jr. HS); 7200 Gallatin Street, Hyattsville, MD 20784; 7.0 acres; Appraised value is n/a.

(Resolution No. CR-96-2021 Map 3-A)

**Public conveyance to a public entity or instrumentality thereof.*

5. Tax Account Number 13-1555267; Tax Map 59, Grid D3, Block H, Outlot EE10-747; 0 Flagstaff Street, Landover, MD 20785; 6,825 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 5-A) Short-Form

6. Tax Account Number 18-2092765; Tax Map 66, Grid A2, Lot 164, EE 10-747; 0 L Street, Capitol Heights, MD 20743; 3,775 sq. ft.; Appraised value is \$4,000.

(Resolution No. CR-96-2021 Map 5-B) Short-Form

7. Tax Account Number 06-0604827; Tax Map 82, Grid A3, Lot 1; 2901 Ritchie Road, District Heights, MD 20747; 8,312 sq. ft.; Appraised value is \$35,000.

(Resolution No. CR-96-2021 Map 6-A) Short-Form

8. Tax Account Number 06-0604835; Tax Map 82, Grid A3, Lot 2; 2903 Ritchie Road, District Heights, MD 20747; 8,375 sq. ft.; Appraised value is \$35,000.

(Resolution No. CR-96-2021 Map 6-B) Short-Form

9. Tax Account Number 13-1391168; Tax Map 67, Grid B4, Parcel 87 - Ridgley School Bus Lot; 8507 Central Avenue, Capitol Heights, MD 20743; 2.17 acres; Appraised value is n/a.

(Resolution CR-96-2021 Map 6-C)

**Public conveyance to a public entity or instrumentality thereof.*

10. Tax Account Number 06-0511220; Tax Map 90, Grid B3, Parcel 33; 0 Grey Eagle Drive, Upper Marlboro, MD; 2.86 acres; Appraised value is \$1,001,000.

(Resolution No. CR-96-2021 Map 6-D) Long-Form

11. Tax Account Numbers 13-1425891; 13-1425909; 13-1425933; Tax Map 60, Grid E4, Section 5; Lots 31, 32, and 35; 9401, 9441, and 9450 Peppercorn Place, Upper Marlboro, MD 20774; 13.26 acres; Appraised value is \$6,575,000.

(Resolution No. CR-96-2021 Map 6-E) Long-Form

12. Tax Account Number 18-2006302; Tax Map 73, Grid B2, Parcel 147; 0 Denise Drive, Capitol Heights, MD 20743; 11.99 acres; Appraised value is \$75,000.

(Resolution No. CR-96-2021 Map 7-A) Short-Form

13. Tax Account Number 18-2006294; Tax Map 73, Grid B2, Parcel 146; 0 Rollins Avenue, Capitol Heights, MD 20743; 2.73 acres; Appraised value is \$33,000.

(Resolution No. CR-96-2021 Map 7-B) Short-Form

14. Tax Account Number 18-2063667; Tax Map 72, Grid F2, Block 44, Lot 8; 0 Nova Avenue, Capitol Heights, MD 20743; 2,300 sq. ft.; Appraised value is \$3,000.

(Resolution CR-96-2021 Map 7-C) Short-Form

15. Tax Account Number 18-2041663; Tax Map 72, Grid F3, Block 36, Lots 47-48; 0 Gunther Street, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$10,000.

(Resolution No. CR-96-2021 Map 7-E) Short-Form

16. Tax Account Number 18-1993500; Tax Map 72, Grid F3, Block 35, Lots 40-42; 0 Gunther Street, Capitol Heights, MD 20743; 6,500 sq. ft.; Appraised value is \$11,000.

(Resolution No. CR-96-2021 Map 7-G) Short-Form

17. Tax Account Number 18-1998707; Tax Map 72, Grid D3, Block 62, Lots 1 & 42-46; 1204 Abel Avenue, Capitol Heights, MD 20743; 12,000 sq. ft.; Appraised value is \$85,000.

(Resolution No. CR-96-2021 Map 7-H) Short-Form

18. Tax Account Number 18-2081115; Tax Map 66, Grid C1, Block 9, Lots 17-18; 0 Fiji Avenue, Landover, MD 20785; 6,250 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 7-I) Short-Form

19. Tax Account Numbers 06-0451716; 06-0542738; 06-0577676; Tax Map 89, Grid C2, Parts of Lots 20 & 21; Part eq. 436 acres fronting 63 feet on Woodland Road; and part of Lot 21 eq. 12,385 sq. ft.; 6305 Woodland Avenue, 6307 Woodland Avenue, and 0 Woodland Avenue, Landover, MD 20785; 45,900 sq. ft.; Appraised value is \$40,000.

(Resolution No. CR-96-2021 Map 7-J) Short-Form

20. (Resolution No. CR-96-2021 Map 7-J) Short-Form Tax Account Number 18-2081156; Tax Map 66, Grid C1, Section 1, Block 8, Lots 13-16; 0 Elsa Avenue, Landover, MD 20785; 14,828 sq. ft.; Appraised value is \$30,000.

(Resolution No. CR-96-2021 Map 7-K) Short-Form

21. Tax Account Number 18-2071645; Tax Map 72, Grid F1, Block 33, Lots 17-23; 0 Clovis Avenue, Capitol Heights, MD 20743; 15,120 sq. ft.; Appraised value is \$85,000.

LEGALS

(Resolution No. CR-96-2021 Map 7-L) Short-Form

22. Tax Account Number 18-2047595; Tax Map 66, Grid C3, Block O, Lots 47-48; 421 Cedarleaf Avenue, Capitol Heights, MD 20743; 5,100 sq. ft.; 5,100 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 7-M) Short-Form

23. Tax Account Number 18-2053742; Tax Map 66, Grid A4, Block B, Lot 92; 0 Davey Street, Capitol Heights, MD 20743; 1,900 sq. ft.; Appraised value is \$3,000.

(Resolution CR-96-2021 Map 7-N) Short-Form

24. Tax Account Numbers 18-2092351; 18-2092369; 18-2092377; 18-2092393; 18-2092385; 18-2092401; 18-2092427; 18-2092419; 18-2092435; Tax Map 66, Grid B4, Lot 76 ex 850 sq. ft. at FR; Lot 77 ex 780 sq. ft. at FR & Lot 78 ex 840 sq. ft.; Lot 79 ex 940 sq. ft. at FR & Lot 80 ex 840 sq. ft. at FR; Lot 81 ex 1,050 sq. ft. at FR & Lot 82 ex 1,250 sq. ft. at FR; Lot 83 ex 1,450 sq. ft. at FR; 300 sq. ft. at S PT Lot 84; 100 sq. ft. at S PT Lot 85; 100 sq. ft. at S PT Lot 86; 20 sq. ft. at S PT Lot 87; 0 Maryland Park Drive, Capitol Heights, MD 20743; 9,319 sq. ft.; Appraised value is \$52,000.

(Resolution No. CR-96-2021 Map 7-O) Short-Form

25. Tax Account Numbers: 18-2018059; 18-2018067; 18-2018034; 18-2018042; 18-2017846; 18-2017820; 18-2017838; Tax Map 72, Grid F3, Block 47, Lots 29-31, 32-33, 34, 35-36, 37-40, 41-43, and 44-45; 0 Nova Avenue, Capitol Heights, MD 20743; 34,000 sq. ft.; Appraisal value is \$29,000.

(Resolution No. CR-96-2021 Map 7-P) Short-Form

26. Tax Account Numbers 18-2017747; 18-2017713; 18-2017721; 18-2017739; 18-2017762; Tax Map 72, Grid E4, Block 74, Lots 21-26 - Ex 493 sq. ft. of Lot 24, Lots 27-29; Grid F3, Block 74, Lots 1-17, 18-20, 30-44; Nova Avenue, Mentor Avenue, 59th Avenue, Capitol Heights, MD 20743; 88,795 sq. ft.; Appraised value is \$37,000.

(Resolution No. CR-96-2021 Map 7-Q) Short-Form

27. Tax Account Numbers 18-2017464; 18-2118800; 18-2017853; 18-2017861; 18-2017879; 18-2017887; 18-2017895; 18-2017788; 18-2017796; 18-2017903; Tax Map 72, Grid F3, Block 46, Lots 24-29, 30-31, 32-33, 34-37, 38-41, 42-45, 46-50, 51-53, 54-57, and 58-61; Opus Avenue, Nova Avenue, Capitol Heights, MD 20743; 87,400 sq. ft.; Appraised value is \$75,000.

(Resolution No. CR-96-2021 Map 7-R) Short-Form

28. Tax Account Numbers 18-2017937; 18-2017945; 18-2018018; 18-2017986; 18-2017994; 18-2018000; 18-2018026; 18-2017952; 18-2017960; 18-2017978; Tax Map 72, Grid F3, Block 75, Lots 1-4, 32-35, and 36-37; Tax Map 72, Grid F4, Block 75, Lots 5-8, 9-10, 14-16, 17-20, 21-24, 25-29, 30-31; Opus Avenue, 59th Avenue, 60th Avenue, and Nova Avenue, Capitol Heights, MD 20743; 77,972 sq. ft.; Appraised value is \$40,000.

(Resolution CR-96-2021 Map 7-S) Short-Form

29. Tax Account Number 12-5509872; Tax Map 105, Grid A1, Lot 9, Potomac Business Park - Plat 8; 6500 Clipper Way, Oxon Hill, MD 20745; 12.19 acres; Appraisal value is \$2,010,000.

(Resolution No. CR-96-2021 Map 8-A) Long-Form

30. Tax Account Number 12-1203835; Tax Map 105, Grid D2, Parcel A-Birckner Tract; 7007-7200 Bock Road, Fort Washington, MD 20744; 15.52 acres; Appraised value is n/a.

(Resolution No. CR-96-2021 Map 8-B)

**Public conveyance to a public entity or instrumentality thereof.*

31. Tax Account Number 11-1176783; Tax Map 145, Grid E4, Parcel 288; 0 Brandywine Road, Brandywine, MD 20613; 11.76 acres; Appraised value is \$1,235,000.

(Resolution No. CR-96-2021 Map 9-A) Long-Form

32. Tax Account Number 11-1179233; Tax Map 145, Grid C1, Lot 34; 0 Williams Drive, Brandywine, MD 20613; 21,780 sq. ft.; Appraised value is \$65,000.

(Resolution No. CR-96-2021 Map 9-B) Short-Form

33. Tax Account Number 04-0259838; Tax Map 127, Grid E2, Section 4, Lot 1 Pt. Par 59; 0 Duley Station Road, Upper Marlboro, MD 20772; 14,113 sq. ft.; Appraised value is \$80,000.

(Resolution CR-96-2021 Map 9-C) Short-Form

All requests for further information or any objection to the sale of a property should be delivered via written notice to: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, Attn: Land Acquisition and Real Property (LARP) Division (or by e-mail at: OCS_RealProperty@co.pg.md.us) and must be submitted by **January 24th, 2022**.

Please see our website below for detailed information

<https://www.princegeorgescountymd.gov/887/Land-Acquisition-Real-Property>



141037 (1-6,1-13,-20)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 7, 2005, a certain Deed of Trust was executed by John M. Beamon, and Dorothy J. Beamon as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on February 24, 2005, in Book 21504, Page 575 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 28, 2011, and recorded on March 23, 2011, in Book 32526, Page 318, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 28, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of November 3, 2021 is \$284,878.91; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 25, 2022 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 18 North Huron Drive, Oxon Hill, MD 20745

Tax ID: 12-1199454

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$284,878.91.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

LEGALS

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: December 15, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: RICHARD E. SOLOMON
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
600 Baltimore Avenue, Suite 208
Towson, MD 21204
410-296-2550
rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT A

Lot numbered Twenty Four (24) in Block lettered D in the subdivision known as "Section 2, Forest Heights" as per plat thereof recorded among the Land Records of Said County in Plat Book BB 8 at folio 43

The improvements thereon being known as 18 North Huron Drive
Tax ID # 12-1199454

141040 (1-6,1-13,1-20)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have the 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 anytime 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: **01/28/2022**

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

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

**9214 ROLLING VIEW DR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31238, Folio 34 among the Land Records of Prince George's County, MD, with an original principal balance of \$173,000.00, 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

FEBRUARY 8, 2022 AT 10:26 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 to 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. 342243-1)

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

141124 (1-20,1-27,2-3)

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

**6426 JODIE ST.
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006, recorded in Liber 24384, Folio 232 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

JANUARY 25, 2022 AT 10:45 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 \$22,000 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 to 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. 53192-1)

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

141046 (1-6,1-13,1-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF COMMERCIAL CONDOMINIUM

**10841 LANHAM SEVERN RD.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated August 29, 2006, recorded in Liber 26026, Folio 244 among the Land Records of Prince George's County, MD, with an original principal balance of \$367,500.00, 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

FEBRUARY 1, 2022 AT 10:36 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 numbered Ten, in Building 1 in the subdivision known as "Glendale Plaza 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 \$38,000 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 to 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. 344099-2)

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

141082 (1-13,1-20,1-27)

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

**7029 MIGLIORI CT.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 31, 2000, recorded in Liber 13867, Folio 480 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,914.00, 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

FEBRUARY 8, 2022 AT 10:28 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 \$13,000 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 to 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. 347286-1)

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

141125 (1-20,1-27,2-3)

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

**10101 LINFORD TERR.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005, recorded in Liber 24428, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$499,999.00, 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

FEBRUARY 1, 2022 AT 10:40 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 \$62,000 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 to 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. 76912-1)

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

141084 (1-13,1-20,1-27)

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

**8665 RITCHBORO RD.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2004, recorded in Liber 19753, Folio 140 and re-recorded in Liber 46459, Folio 430 among the Land Records of Prince George's County, MD, with an original principal balance of \$153,265.00, 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

FEBRUARY 1, 2022 AT 10:42 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 \$11,000 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 to 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. 353219-1)

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

141085 (1-13,1-20,1-27)

LEGALS

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

MICHAEL H JOSECK, ESQ
8850 Stanford Blvd Suite 2900
Columbia, MD 21045
301-575-0300

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE B NELSON

Notice is given that Laura J Blankenship, whose address is 870 Pat Lane, Huntingtown, MD 20639, was on December 23, 2021 appointed Personal Representative of the estate of Louise B Nelson who died on October 6, 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 23rd day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

LAURA J BLANKENSHIP
Personal Representative

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

Estate No. 123351
141063 (1-6,1-13,1-20)

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Circuit court of St Johns county, FL appointed Scott Starkey, whose address is 15862 El Socorro Loop, Corpus Christi, TX 78418, as the Personal Representative of the Estate of Richard Starkey who died on July 16, 2020 domiciled in Florida USA.

The Maryland resident agent for service of process is Michael H. Joseck, whose address is 8850 Stanford Boulevard Suite 2900, Columbia, MD 21045.

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

PRINCE GEORGE'S and CHARLES COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

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.

SCOTT STARKEY
Foreign Personal Representative

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

Estate No. 123270
141056 (1-6,1-13,1-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES GEORGE THORPE

Notice is given that Christa Staab, whose address is 222 Sabine Avenue, Narberth, PA 19072, was on September 23, 2021 appointed Personal Representative of the estate of James George Thorpe who died on August 17, 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 23rd day of March, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CHRISTA STAAB
Personal Representative

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

Estate No. 122085
141108 (1-13,1-20,1-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KAREN E SUTTON

Notice is given that Anton Sutton, whose address is 6810 Surratts Road, Clinton, MD 20735, was on December 30, 2021 appointed Personal Representative of the estate of Karen E Sutton, who died on August 21, 2021 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 30th day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

ANTON SUTTON
Personal Representative

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

Estate No. 123316
141109 (1-13,1-20,1-27)

LEGALS

Gretchyn G. Meinken
616 N Washington Street
Alexandria, VA 22314
703-836-9030

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEANNINE LUCETTE BREINING

Notice is given that Cynthia J. Breining-Charland, whose address is 1636 W. Abingdon Street, Apt 301, Alexandria, VA 22314, was on December 16, 2021 appointed Personal Representative of the estate of Jeanine Lucette Breining who died on February 4, 2019 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 16th day of June, 2022.

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.

CYNTHIA J. BREINING-CHARLAND
Personal Representative

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

Estate No. 122497
141058 (1-6,1-13,1-20)

Martin G. Oliverio, Esquire
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-383-1856

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA A. ALLEY

Notice is given that Martin G. Oliverio, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on November 12, 2021 appointed Personal Representative of the estate of Patricia A. Alley who died on October 14, 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 12th day of May, 2022.

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.

MARTIN G. OLIVERIO
Personal Representative

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

Estate No. 122847
141059 (1-6,1-13,1-20)

THE PRINCE GEORGE'S POST

To subscribe:  **Call 301.627.0900**
email bboice@pgpost.com

LEGALS

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

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

4800 49TH AVENUE
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Safi Dinga, dated September 27, 2002 and recorded in Liber 16381, Folio 443, and re-recorded in Liber 42957, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,850.00, and an original interest rate of 6.000%, 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 **JANUARY 25, 2022 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 \$12,000.00 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

141041 (1-6,1-13,1-20)

LEGALS

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

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

4526 POWDER MILL ROAD
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe, and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 4.250%, 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 **JANUARY 25, 2022 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 \$30,000.00 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

141042 (1-6,1-13,1-20)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

BRUCE D. CHATMAN
MARILYN Y. CHATMAN
12 Battersea Lane
Fort Washington, MD 20744
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-21091**

Notice is hereby given this 12th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12 Battersea Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of February, 2022, 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 14th day of February, 2022.

The report states the purchase price at the Foreclosure sale to be \$792,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
141140 (1-20,1-27,2-3)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

ROBERT J. DEBNAM
5639 Rock Quarry Terrace
District Heights, MD 20747
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-09886**

Notice is hereby given this 27th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5639 Rock Quarry Terrace, 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 27th day of January, 2022, 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 27th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
141051 (1-6,1-13,1-20)

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
vs.

Velma R. Winbush, Personal
Representative for the Estate of
Michael Winbush

1793 Countrywood Court
Hyattsville, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-07143**

Notice is hereby given this 29th day of December, 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 31st day of January, 2022, 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 31st day of January, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$223,000.00. The property sold herein is known as 1793 Countrywood Court, Hyattsville, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
141052 (1-6,1-13,1-20)

NOTICE

ROBERT A. JONES, et al
Plaintiffs, Substitute Trustees
vs.

ESTATE OF
MARGARET L. LAWLEY
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No. CAEF 21-07122**

Notice is hereby given this 30th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4769 Towne Park Road, Suitland, MD 20746 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of January, 2022, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 31st day of January, 2022.

The Report of Sale states the amount of the sale to be \$253,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
141074 (1-6,1-13,1-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

223 ZELMA AVENUE
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on February 8, 2018, in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, 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 **JANUARY 25, 2022 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 \$22,000.00 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

141045 (1-6,1-13,1-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1209 SHELL DUCK COURT
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Courtney A George, dated March 29, 2012, and recorded in Liber 33548 at folio 445 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, on

JANUARY 25, 2022
AT 9:31 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 \$20,000.00 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 # 19-601270)

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

141039 (1-6,1-13,1-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RHONDA L CUNNINGHAM

Notice is given that Anthony Cunningham, whose address is 6801 Oak Hall Lane, Unit #2381, Columbia, MD 21045 was on December 21, 2021 appointed Personal Representative of the estate of Rhonda L. Cunningham, who died on July 16, 2021 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 21st day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANTHONY CUNNINGHAM
Personal Representative

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

Estate No. 122861
141067 (1-6,1-13,1-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NIKEISHA JOYNER-WIGGINS

Notice is given that Charles E Wiggins, whose address is 5211 Deal Drive, Oxon Hill, Maryland 20745 was on December 22, 2021 appointed Personal Representative of the estate of Nikeisha Joyner-Wiggins, who died on June 24, 2021 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 June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CHARLES E WIGGINS
Personal Representative

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

Estate No. 122949
141069 (1-6,1-13,1-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE ROBINSON

Notice is given that Sherita L Simms, whose address is 1915 Tall Timber Court, Fort Washington, MD 20744 was on December 3, 2021 appointed Personal Representative of the estate of Jacqueline Robinson, who died on September 20, 2021 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 3rd day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

SHERITA L SIMMS
Personal Representative

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

Estate No. 123014
141068 (1-6,1-13,1-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN F BOVELLO

Notice is given that Kathleen A. Mayers, whose address is 1405 Stateside Dr., Silver Spring, MD 20903 was on December 15, 2021 appointed Personal Representative of the estate of Helen F. Bovello, who died on October 2, 2021 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 15th day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

KATHLEEN A. MAYERS
Personal Representative

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

Estate No. 123079
141070 (1-6,1-13,1-20)

LEGALS

**THE TOWN OF CAPITOL HEIGHTS
FAIR SUMMARY
OF CHARTER AMENDMENT RESOLUTION 2022-08**

A CHARTER AMENDMENT RESOLUTION TO REQUIRE CERTAIN QUALIFICATIONS AND RESTRICTIONS FOR CANDIDATES FOR ELECTED OFFICE IN THE TOWN OF CAPITOL HEIGHTS

This is to give notice that the Town Council of the Town of Capitol Heights voted to at a Public Hearing held on January 3, 2022 to approve Charter Amendment Resolution 2022-08, a Charter Amendment Resolution to require certain qualifications and restrictions for candidates for elected office in the Town of Capitol Heights. Charter Amendment Resolution 2022-08 will become effective on February 23, 2022, unless twenty percent of the registered voters petition by signature that this Charter Amendment go to a Referendum.

Charter Amendment Resolution 2022-08 will amend the Charter to expressly require that no candidate may run for Town office that has a criminal conviction or has been removed from office, and to forbid holding an appointment to another Town office such as a board or committee. Furthermore, the sponsor herein wishes to require fingerprint and background checks as a condition for nomination to Town office. Finally, this Charter Amendment Resolution mandates that elected officials must maintain domicile in the Town during their term in office.

Charter Amendment Resolution 2022-08 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. A copy of the Charter Amendment Resolution 2022-08 may be sent to you by email. Requests may be made during normal business hours 9:00 a.m. to 5:00 p.m. Monday through Friday.

TOWN COUNCIL OF THE TOWN OF CAPITOL HEIGHTS

BY: ROBIN BAILEY-WALLS, ACTING TOWN CLERK

141114 (1-13,1-20,1-27,2-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM WINFIELD WILSON JR

Notice is given that Patricia A. Evans, whose address is 1915 Colebrook Drive, Temple Hills, MD 20748, was on November 12, 2021 appointed Personal Representative of the estate of William Winfield Wilson Jr who died on January 2, 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 12th day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

PATRICIA A EVANS
Personal Representative

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

Estate No. 122648
141061 (1-6,1-13,1-20)

**PRINCE GEORGE'S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on February 24, 2022 and will be heard on April 26, 2022. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 88, 17 BL 89, 17 BL 90

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, February 2, 2022 at 7:00 p.m. and February 9, 2022 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 4, 2022

141104 (1-13,1-20)

NOTICE

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

v.

Abdulai Kanu

AND

Kadiatu Salamatu Bah
15722 Piller Lane
Bowie, MD 20716
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-39198**

Notice is hereby given this 6th day of January, 2022, 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 7th day of February, 2022, 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 7th day of February, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 15722 Piller Lane, Bowie, MD 20716.

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

141105 (1-13,1-20,1-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BLANCHE C JONES

Notice is given that Denise L Johnson, whose address is 9502 Townfield Place, Upper Marlboro, MD 20772, was on November 19, 2021 appointed Personal Representative of the estate of Blanche C Jones who died on January 24, 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 19th day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DENISE L. 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. 122001
141062 (1-6,1-13,1-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANA MARIE WALKER

Notice is given that Clifford S Walker, whose address is 15229 Noblewood Lane, Bowie, MD 20716 and Clifford S Walker Jr, whose address is 15229 Noblewood Lane, Bowie, MD 20716 were on November 24, 2021 appointed Co-Personal Representatives of the estate of Diana Marie Walker, who died on August 22, 2021 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 24th day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the co-personal representatives 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.

**CLIFFORD S WALKER
CLIFFORD S WALKER JR**
Co-Personal Representatives

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

Estate No. 123060
141073 (1-6,1-13,1-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CAMELIA H. STYLES
5810 Athena Street
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-21095**

Notice is hereby given this 10th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5810 Athena Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2022, 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 10th day of February, 2022.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

141115 (1-13,1-20,1-27)

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

**9508 DALMATIA DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2008, recorded in Liber 30028, Folio 626 among the Land Records of Prince George's County, MD, with an original principal balance of \$531,000.00, 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

JANUARY 25, 2022 AT 10:51 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 \$30,000 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 to 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. 232657-1)

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

141049 (1-6,1-13,1-20)

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

**6320 CLINTON WAY
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated October 23, 2004, recorded in Liber 21023, Folio 176 among the Land Records of Prince George's County, MD, with an original principal balance of \$50,000.00, 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

FEBRUARY 8, 2022 AT 10:24 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

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 to 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. 347403-1)

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

141123 (1-20,1-27,2-3)

LEGALS

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

January 20, 2022

Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883-5539

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

REQUEST FOR RELEASE OF FUNDS

On or after February 7, 2022 Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant Program funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake two projects:

1. A project known as Town of Capitol Heights, Public Infrastructure - Street Improvements, PY 45: The purpose of the project is to improve infrastructure and environmental conditions at the project site. The work will: 1) reduce the width of the roadway to limit travel in each direction to one car per lane to improve safety and reduce impervious road surface and thereby reduce storm water runoff; 2) replace current undersized width sidewalks with permeable sidewalks and add new permeable sidewalks; 3) reduce stormwater runoff from the roadways and provide bio-retention raingardens to capture storm water that currently flows unfiltered directly to the adjacent Watts Branch stream; 4) provide bicycle lanes to encourage bikes as a mode of transportation to the Capitol Heights Metro station; and 5) change street lighting to low energy LED lighting. The project location is Chamber Avenue and Capitol Heights Boulevard from the intersection with Central Avenue to Davey Street and Davey Street from Capitol Heights Boulevard to Sultan Avenue. Estimated HUD funding is \$400,000. The estimated total project cost is \$1,880,000.
2. A project known as City of College Park, 49th Avenue Sidewalk Project, PY 46: The purpose of the project is to construct new ADA-compliant sidewalk at a pedestrian and bicyclist connection next to a popular trail and park in a Census-designated low and moderate-income area. Part of the sidewalk will be constructed of Flexi-Pave, a heavy-duty porous pavement made from recycled passenger tires, to protect mature trees on the project site. The project location is along the northeast side of 49th Avenue from the College Park Trolley Trail to Pontiac Street. Estimated HUD funding is \$40,000. The estimated total project cost is \$41,837.

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the projects will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Records (ERRs) on file at the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, 9200 Basil Court, Suite 306, Largo, MD 20774. Electronic versions of the environmental review records are temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with these determinations or wishing to comment on the projects may submit written comments to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division by e-mail to lgkruelle@co.pg.md.us. All comments received by February 4, 2022 will be considered by Prince George's County prior to submitting a request for release of funds. Commentators should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Prince George's County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its releases of funds and Prince George's County's certifications for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certifications were not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipients or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the projects are unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be submitted by e-mail to CPD_COVID-19OEE-DC@hud.gov. Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development

141143 (1-20)

LEGALS

NOTICE OF PUBLIC HEARING

The Town of Capitol Heights NOTICE OF PUBLIC HEARING OF THE PROPOSED A CHARTER AMENDMENT RESOLUTION TO AMEND SECTION 304 OF THE TOWN CHARTER TO CHANGE THE DATE OF THE TOWN GENERAL ELECTION FROM THE FIRST MONDAY IN MAY TO THE FIRST MONDAY IN DECEMBER OF 2022 TO FOLLOW THEREAFTER ON THE FIRST MONDAY IN DECEMBER EVERY FOUR YEARS. The Town Council of The Town of Capitol Heights will conduct a public hearing on proposed Charter Amendment 2022-12 on Tuesday, February 15, 2022, at 7:00 p.m. This Public Hearing of the Town Council will be a virtual meeting. Anyone interested in listening to the meeting or providing public comments will be able to participate by calling the following number: 301-715-8592 with code 884267. You do not need a participant code. If you want to join the meeting via the computer, click on the link to join the Zoom Meeting:

<https://us06web.zoom.us/j/83655096841?pwd=V1hJWFJlV0RlUaKRB0ldqYzZzcHZlUT09>

Meeting ID: 836 5509 6841

Passcode: 884267

If you have comments for the Council, please email them to the Acting Town Clerk at townclerk@capitolheightsmd.com. Copies of Charter Amendment 2022-12 are available for inspection upon request to Acting Town Clerk at (301) 336-0626. The public is encouraged to attend the public hearing and provide comments.

141147 (1-20)

Serving
Prince George's County
Since 1932

LEGALS

Final Notice and Public Explanation of a Proposed Activity Impacting a Wetland

Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883-5539

To: All interested Agencies, Groups, and Individuals

This is to give notice that Prince George's County has conducted an evaluation as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Community Development Block Grant (CDBG) Program and U.S. Department of Housing and Urban Development (HUD) grant number B-19-UC-24-0002. The proposed project is located at Davey Street from west of Capitol Heights Boulevard to Sultan Avenue, Capitol Heights Boulevard from Davey Street to Chamber Avenue, and Chamber Avenue from Capitol Heights Boulevard to Central Avenue in the Town of Capitol Heights, Prince George's County. The purpose of the project is to improve environmental conditions in the project area. The type of wetland impacted is riverine. Natural and beneficial functions that will result from the project include capture and infiltration of stormwater and a reduction of peak runoff to Watts Branch. No values (e.g., recreational, educational, scientific, historic, or cultural) of the wetland potentially will be adversely affected by the activity.

Prince George's County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (i) the action will decrease direct runoff to the wetland, improve safety of pedestrians and cyclists, and decrease electric load of street lighting, (ii) alternatives considered were no action, (iii) mitigation measures will be to comply with County and state permitting requirements and installation of silt fencing during construction. The Project has received flood plain approval from the Prince George's County Department of Permitting, Inspection and Enforcement. The Project will comply with County Soil Erosion and Sediment Control, Street Construction, and Site Development Fine Grading permitting and with Maryland State Highway Administration District Permitting.

Prince George's County has reevaluated the alternatives to construction impacting the wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Prince George's County at the following address on or before January 27, 2022: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774; Attention: Linda G. Kruelle, Environmental Review Officer and telephone number (301) 883-5539. A PDF of the full description of the project may be requested via email to lgkruelle@co.pg.md.us. Comments may also be submitted via email to the same address.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: January 20, 2022

141141 (1-20)

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

**6008 SEAT PLEASANT DR.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 2, 2007, recorded in Liber 28265, Folio 670 among the Land Records of Prince George's County, MD, with an original principal balance of \$253,600.00, 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

JANUARY 25, 2022 AT 10:49 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 \$53,000 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 to 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. 51794-1)

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

141048 (1-6,1-13,1-20)

LEGALS

**Notificación final y explicación pública de una Actividad
Propuesta que afecta a un humedal**

Condado de Prince George's
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883-5539

Para: Todas las agencias, grupos e individuos interesados

Esto es para notificar de que el Condado de Prince George's ha llevado a cabo una evaluación como se requiere por la Orden Ejecutiva 11990, de acuerdo con las regulaciones del HUD en 24 CFR 55.20 Subparte C Procedimientos para hacer determinaciones sobre la gestión de llanuras de inundación y protección de los humedales. La actividad está financiada por el Programa de Subvención en Bloque para el Desarrollo de la Comunidad (CDBG) y la subvención número B-19-UC-24-0002 del Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE.UU. El área del proyecto incluye Davey Street desde el oeste de Capitol Heights Boulevard hasta Sultan Avenue, Capitol Heights Boulevard desde Davey Street hasta Chamber Avenue, y Chamber Avenue desde Capitol Heights Boulevard hasta Central Avenue en el Pueblo de Capitol Heights, Condado de Prince George. El propósito del proyecto es mejorar las condiciones ambientales en el área del proyecto. El tipo de humedal afectado es ribereño. Las funciones naturales y beneficiosas que resultarán del proyecto incluyen la captura e infiltración de aguas pluviales y una reducción de la escorrentía máxima a Watts Branch. Ningún valor (por ejemplo, recreativo, educativo, científico, histórico o cultural) del humedal se verá potencialmente afectado negativamente por la actividad.

El condado de Prince George's ha considerado las siguientes alternativas y medidas de mitigación que se adoptarán para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficiosos: (i) la acción disminuirá la escorrentía directa al humedal, mejorará la seguridad de los peatones y ciclistas y disminuirá la carga eléctrica del alumbrado público, (ii) las alternativas consideradas fueron la no acción, (iii) las medidas de mitigación consistirán en el cumplimiento de los requisitos de permisos del condado y del estado y la instalación de vallas de sedimentación durante la construcción. El proyecto ha recibido la aprobación de la planicie de inundación del Departamento de Permisos, Inspección y Aplicación del Condado de Prince George. El proyecto cumplirá con los permisos del condado para el control de la erosión y los sedimentos del suelo, la construcción de calles y la nivelación fina del desarrollo del sitio, así como con los permisos del distrito de la Administración de Carreteras del Estado de Maryland.

El condado de Prince George's ha reevaluado las alternativas a la construcción que afecta al humedal y ha determinado que no tiene ninguna alternativa viable. Los archivos ambientales que documentan el cumplimiento de los pasos 3 a 6 de la Orden Ejecutiva 11990, están disponibles para su inspección pública, revisión y copia a petición en los horarios y el lugar delineados en el último párrafo de este aviso para la recepción de comentarios.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades que afecten a los humedales y aquellas que tengan interés en la protección del medio ambiente natural deberían tener la oportunidad de expresar sus preocupaciones y proporcionar información sobre estas áreas. En segundo lugar, un programa de aviso público adecuado puede ser una herramienta educativa pública importante. La difusión de información y la solicitud de comentarios públicos sobre los humedales pueden facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la modificación de estas áreas especiales. En tercer lugar, como cuestión de justicia, cuando el gobierno federal determina que participará en acciones que se realicen en las proximidades de los humedales, debe informar a quienes puedan correr un riesgo mayor o continuado.

Los comentarios por escrito deben ser recibidos por el Condado de Prince George's en la siguiente dirección a más tardar el 27 de enero de 2022: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774; Attention: Linda G. Kruelle, Environmental Review Officer y número de teléfono (301) 883-5539. Puede solicitarse un PDF con la descripción completa del proyecto por correo electrónico a lgkruelle@co.pg.md.us. Los comentarios también pueden enviarse por correo electrónico a la misma dirección.

Con la autoridad de:
Aspasia Xypolia, Directora
Condado de Prince George's
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 20 de enero de 2022

141142 (1-20)

LEGALS

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

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

10203 FORESTGROVE LANE
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from William Nelson Richie, and Carroll Stacey Mayers-Richie, dated April 23, 2007 and recorded in Liber 27748, Folio 197 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an original interest rate of 2.000%, 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 **JANUARY 25, 2022 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 \$54,000.00 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

141043 (1-6.1-13.1-20)

LEGALS

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

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

4114 MARBOURNE DRIVE
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Tiffani A. Marks, dated February 8, 2008 and recorded in Liber 29370, Folio 290 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on June 28, 2017, in the Land Records of Prince George's County at Liber No. 39787, Folio 92, with an original principal balance of \$225,000.00, 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 **JANUARY 25, 2022 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 \$16,000.00 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
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Towson, MD 21204
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141044 (1-6.1-13.1-20)

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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

**9110 BANLEIGH LANE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Ronald Lewis Robinson, and Raychon Robinson, dated December 29, 2006 and recorded in Liber 27300, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,000.00, and an original interest rate of 2.000%, 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 **FEBRUARY 1, 2022 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 \$34,000.00 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.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,
Christianna Kersey, and Kevin Hildebeidel,
Substitute Trustees

E.T. Newell & Co

912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

141112 (1-13,1-20,1-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8011 MAXFIELD COURT
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Estate of Sandys A. Williams and Mary A. Williams, dated August 31, 2007, and recorded in Liber 28591 at folio 411 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, on

**FEBRUARY 1, 2022
AT 9:30 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 \$36,000.00 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 # 2012-27115)

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

141086 (1-13,1-20,1-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**518 WILSON BRIDGE DRIVE UNIT 6719 D2
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Ariel P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded in Liber 23751, Folio 235 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,000.00, and an original interest rate of 8.500%, 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 **FEBRUARY 8, 2022 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$7,400.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for 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

E.T. Newell & Co

912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

141120 (1-20,1-27,2-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12609 HEMING LANE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Estate of Judith A. Stevens, dated October 10, 2008, and recorded in Liber 30090 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, on

**FEBRUARY 8, 2022
AT 9:30 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 \$27,000.00 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 # 19-602406)

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

141119 (1-20,1-27,2-3)

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

**9401 SHERIDAN ST.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850.00, 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

FEBRUARY 8, 2022 AT 10:20 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 \$19,000 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 to 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. 348082-3)

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

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141121 (1-20,1-27,2-3)

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

**1811 TULIP AVE.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007, recorded in Liber 27142, Folio 43 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00, 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

FEBRUARY 8, 2022 AT 10:22 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 \$22,000 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 to 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. 345536-2)

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

141122 (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

CANDELARIA CACNAHUARAY CAHUANA
Huntcrest Condominium
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1333632

ANY UNKNOWN OWNER OF THE PROPERTY 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1333632, 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 Civil Division
Case No.: CAE 21-14782

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1333632 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:

2,336.0000 Sq.Ft. & Imps. Huntcrest Condom Assmt \$44,000 Lib 45163 Fl 393 Unit 101 Bldg 7

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 12-1333632 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
141127 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

CHRISTINE YOUNG
FROST SUBDIVISION HOA INC.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2934 BUCKTHORN CT, LANHAM, MD 20706-0000, Parcel No. 13-1463223

ANY UNKNOWN OWNER OF THE PROPERTY 2934 BUCKTHORN CT, LANHAM, MD 20706-0000 Parcel No. 13-1463223, 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 Civil Division
Case No.: CAE 21-14787

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1463223 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:

1,500.0000 Sq.Ft. & Imps. Frost Sub Plat 3 Lot 60 Blk A Assmt \$230,800 Lib 41010 Fl 196

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 13-1463223, 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
141131 (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

THE ROYAL BALLROOM LLC
THE ROYAL BALLROOM LLC
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13701 OLD JERICHO PARK RD RD, BOWIE, MD 20720-0000, Parcel No. 14-1580745

ANY UNKNOWN OWNER OF THE PROPERTY 13701 OLD JERICHO PARK RD RD, BOWIE, MD 20720-0000 Parcel No. 14-1580745, 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 Civil Division
Case No.: CAE 21-14788

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1580745 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:

5.7700 Acres. & Imps. Assmt \$2,569,400 Map 022 Grid C4 Par 071 Lib 41667 Fl 323

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 14-1580745, 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
141132 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

JOHN E KOHL
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7305 DICKINSON AVE, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2355774

ANY UNKNOWN OWNER OF THE PROPERTY 7305 DICKINSON AVE, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2355774, 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 Civil Division
Case No.: CAE 21-14789

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2355774 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:

Ashford & Kell Ys Sub Sq 19 Lots 18.19 4,626.0000 Sq.Ft. & Imps. College Park- Blk E Assmt \$368,867 Lib 16273 Fl 260

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 21-2355774, 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
141133 (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

JACQUETTE V TYLER
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0652495

ANY UNKNOWN OWNER OF THE PROPERTY 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0652495, 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 Civil Division
Case No.: CAE 21-14807

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0652495 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:

10,106.0000 Sq.Ft. & Imps. Forest Manor Lot 12 Blk 5 Assmt \$319,300 Lib 38250 Fl 107

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 06-0652495, 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
141139 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

AIJ KONG WONG & WEN Y KONG
Bedford Towne Condo.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7985 RIGGS RD, CONDO UNIT: 7985-8, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1886050

ANY UNKNOWN OWNER OF THE PROPERTY 7985 RIGGS RD, CONDO UNIT: 7985-8, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1886050, 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 Civil Division
Case No.: CAE 21-14801

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1886050 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 15 Unit 7 985-8 3,000.0000 Sq.Ft. & Imps. Bedford Towne Cond Assmt \$60,000 Lib 14165 Fl 299 Unit 7985-8

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 17-1886050, 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
141135 (1-20,1-27,2-3)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLTON EUGENE DUSTIN SR

Notice is given that Carlton E Dustin Jr, whose address is 1649 Forest Hill Court, Crofton, MD 21114 and Donald Dustin, whose address is 7801 Chestnut Avenue, Bowie, MD 20715, were on November 3, 2021 appointed Co-Personal Representatives of the estate of Carlton Eugene Dustin Sr who died on October 9, 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 co-personal representatives 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 May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the co-personal representatives 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.

CARLTON E DUSTIN JR
DONALD DUSTIN
Co-Personal Representatives

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

Estate No. 122805
141155 (1-20,1-27,2-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY LARRINSER SMITH

Notice is given that Kia D Gilmore, whose address is 9176 Alexis Lane, Waldorf, MD 20603 and Tara L Smith, whose address is 1806 Encore Terrace, Severn, MD 21144, were on October 13, 2021 appointed Co-Personal Representatives of the estate of Mary Larrinser Smith who died on September 2, 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 co-personal representatives 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 13th day of April, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the co-personal representatives 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.

KIA D GILMORE
TARA L SMITH
Co-Personal Representatives

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

Estate No. 122488
141156 (1-20,1-27,2-3)

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: **02/3/2022**

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**

2002 HONDA ACCORD MD 8EN0366 1HGEJ657XL014708

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

2016 HONDA CIVIC 2HGFC2F50GH562861
1995 MERCEDES-BENZ SL600 MD 7EG4238 WDBFA76EXSF117666
2005 CHRYSLER PACIFICA MD UKP5150 2C8GF68435R663209
2003 ACURA MDX MD 8EV3860 2HNYD18993H509644
2002 BMW 325I VA 17232G WBAEV33442KL75708

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

2009 FORD CROWN VICTORIA 2FAHP71V19X100727
2016 TOYOTA CAMRY MD 190987T 4T4B1FK7GR562598

141146 (1-20)

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Call 301-627-0900 Today!

LEGALS

Matthew A. Mace, Esquire
Baker Donelson
100 Light Street
Baltimore, MD 21202
410-862-1090

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HENRY F. LONG, III
a/k/a Jack Long

Notice is given that Jennifer Rae Kelly, whose address is 3508 King William Drive, Olney, MD 20832, was on January 5, 2022 appointed Personal Representative of the estate of Henry F. Long, III a/k/a Jack Long who died on November 23, 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 5th day of July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JENNIFER RAE KELLY
Personal Representative

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

Estate No. 123268
141152 (1-20,1-27,2-3)

LEGALS

JASON RUBEN
300 E Lombard Street, Suite 840
Baltimore, MD 21202
240-641-8572

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROSALIND ELAHI

Notice is given that Wendy Paris, whose address is 82 Aberdeed Drive, Kearneysville, WV 25430, was on January 5, 2022 appointed Personal Representative of the estate of Rosalind Elahi who died on June 19, 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 5th day of July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JANUARY 25, 2022

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

TRANSFER

Sandipkumar G. Modi, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of A & K Modi, LLC, t/a **C.D. Liquors**, 4945 Marlboro Pike, Capitol Heights, 20743 transfer from Narendra Modi, LLC, t/a **C.D. Liquors**, 4945 Marlboro Pike, Capitol Heights, 20743, Meeta Shailesh Patel, Member-Manager.

Priya K. Parel, Member-Manager/Sole Member, for a Class A, Beer, Wine and Liquor for the use of Priya Beverage, LLC, t/a **Piscataway Liquors**, 9814 Piscataway Road, Clinton, 20735 transfer from Piscataway Beverages, LLC, t/a **Piscataway Liquors**, 9814 Piscataway Road, Clinton, 20735, Chirag Patel, Member-Manager.

Siddhartha Mahajan, Member/Manager, for a Class B+, Beer, Wine and Liquor for the use of RMPB Enterprises, LLC, t/a **Gee's**, 3415 52nd Avenue, Cheverly, 20781 transfer from RMPB Enterprises, LLC, t/a **Gee's**, 3415 52nd Avenue, Cheverly, 20781, Prabhjot Singh Batra, Member.

Ho Chung Kim, Member-Manager, for a Class D, Beer and Wine for the use of AK Beverages, LLC, t/a **Lucky Beer & Wine**, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912 transfer from AK Beverages, LLC, t/a **Lucky Beer & Wine**, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912, Andy Kim, Managing Member.

NEW-CLASS B(BLX), BEER, WINE AND LIQUOR

Qing Feng Chen, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Cajun Seafood Hyattsville, LLC, t/a **Hook & Reel (Hyattsville)**, 3500 East West Highway, Hyattsville, 20782.

Jamil Jamaldinian, Managing Member, Mynor Hernandez, Managing Member for a Class B(BLX), Beer, Wine and Liquor for the use of GT Brandywine LLC, t/a **The Greene Turtle**, 15914 Crain Highway, Unit A, Brandywine, 20613.

NEW-CLASS B, BEER, WINE AND LIQUOR

Ruben D. Adrade, Member/Manager/Sole Member, for a Class B, Beer, Wine and Liquor for the use of Galaxy 21, LLC, t/a **Galaxy 21**, 2031 University Blvd East, Suite B, Hyattsville, 20781.

Angel O Canales, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Pops Seafood, Inc., t/a **Pop's Seafood**, 7437 Annapolis Road, Landover, 20784.

Bloidei Dorzon, CEO, for a Class B, Beer, Wine and Liquor for the use of Huncho House, LLC, t/a **Huncho House**, 6541 American Blvd, Hyattsville, 20781.

Temji Jitji, Member, for a Class B, Beer, Wine and Liquor for the use of TMI International, LLC, t/a **Mason Restaurant and Bar**, 4508 Annapolis Road, Bladensburg, 20710.

Zheng Hai Zheng, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Marlow Crab, Inc., t/a **Not Just Crab**, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, 20748.

Maria E. Santizo, President/Treasurer, David A. Santizo, Secretary, for a Class B, Beer, Wine and Liquor for the use of Acapulco Restaurant and Grill, Inc., t/a **Acapulco Restaurant and Grill**, 643-645 Main Street, Laurel, 20707.

Walter Andino, Member, Ioannis Korologos, Member, for a Class B, Beer, Wine and Liquor for the use of Cuscatlecos, LLC, t/a **Double TT Diner**, 14550 Baltimore Avenue, Laurel, 20707.

Cindy Chang, Owner, Ryan Wallen, Owner for a Class B, Beer, Wine and Liquor for the use of Cor Restaurant Group, LLC, t/a **Cori's Modern Kitchen & Bar**, 4710 Auth Place, Suite G1, Camp Springs, 20746.

Shneidine Jean Louis Adonis, Vice President, for a Class B, Beer, Wine and Liquor for the use of Laurenceau, LLC, t/a **Chic Bar & Lounge**, 300 Second Street, Laurel, 20707.

NEW-CLASS C, VETERANS, BEER, WINE AND LIQUOR

Masiel Guevara, President/Secretary, Bertha Davies, Manager for a Class C, Beer, Wine and Liquor for the use of Prince George's County Lodge, BPOE 1778, Inc., t/a **Prince George's County Lodge 1778**, 6700 Kenilworth Avenue, Riverdale Park, 20737.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 25, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.myppgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information

may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
January 4, 2022

141103 (1-13,1-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DARLENE LLOYD

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715 was on December 20, 2021 appointed Personal Representative of the estate of Darlene Lloyd, who died on July 2, 2021 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.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PERRY J BECKER
Personal Representative

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

Estate No. 121445
141072 (1-6,1-13,1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

EKATERINA YUZHANINA
UNITED NATIONS FED CREDIT UNION
UNITED NATIONS FED CREDIT UNION
CONNEXUS CREDIT UNION
RICHARD E CRAIG
GOVERNORS CONDOMINIUM ASSOCIATION, LLC
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000, Parcel No. 21-3595147

ANY UNKNOWN OWNER OF THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000 Parcel No. 21-3595147, 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 Civil Division
Case No.: CAE 21-14776

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3595147 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 103, 2,159,000 Sq.Ft. & Imps. Governors Condo LI Assmt \$147,333 Lib 36147 FI 385 Unit 103

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 21-3595147 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
141087 (1-13,1-20,1-27)

LEGALS

Linda M Brown
14405 Laurel Place, Suite 316
Laurel, MD 20707
240-264-6087

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
REGINALD ALBERT CALHOUN SR

Notice is given that Reginald Calhoun Jr, whose address is 242 Hartmans Mill Road, Charlottesville, VA 22902 was on December 27, 2021 appointed Personal Representative of the estate of Reginald Albert Calhoun Sr, who died on March 28, 2021 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 27th day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

REGINALD CALHOUN 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. 122005
141066 (1-6,1-13,1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MICHAEL GETACHEW
WOLDEGERIMA
HOMESPIRE MORTGAGE CORPORATION
HOMESPIRE MORTGAGE CORPORATION
Scott Goldschein
MERS, Inc.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1956911

ANY UNKNOWN OWNER OF THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1956911, 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 Civil Division
Case No.: CAE 21-16551

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1956911 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:

8,134,000 Sq.Ft. & Imps. Chillum Estates Lot 3 Blk B Assmt \$358,400 Lib 44414 FI 077

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1956911 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
141100 (1-13,1-20,1-27)

Jean Galloway Ball, Esquire
10511 Judicial Drive
Fairfax, Virginia 22030
703-591-4900

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Eighteenth Judicial Circuit court of Brevard county, Florida appointed Cypress Trust Company, by Gina Rall, whose address is 6115 N. Wickham Road, Melbourne, Florida, as the Curator of the Estate of John Ghulam Farouk who died on December 4, 2020 domiciled in Florida, United States.

The Maryland resident agent for service of process is Jean Galloway Ball.

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

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

GINA RALL FOR
CYPRESS TRUST COMPANY
Foreign Personal Representative

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

Estate No. 122966
141057 (1-6,1-13,1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

FAIRMONT COMMUNITY ASSN INC
FAIRMONT COMMUNITY ASSN INC
FAIRMONT COMMUNITY ASSN INC
FAIRMONT COMMUNITY ASSN INC
FAIRMONT COMMUNITY ASSN INC
Fairmont 1009 Condominium
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1320043

ANY UNKNOWN OWNER OF THE PROPERTY 1005 CHILLUM RD, CONDO UNIT: 210, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3754462, 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 Civil Division
Case No.: CAE 21-14777

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3754462 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:

368,000 Sq.Ft. & Imps. The Fairmont 1005 Assmt \$48,667 Lib 34252 FI 396 Unit 210

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 17-3754462 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
141088 (1-13,1-20,1-27)

LEGALS

ROBERT Y. CLAGETT, ATTORNEY
14804 Pratt St., S. 201
Upper Marlboro, MD 20772
301-627-3325

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DOROTHY M. BROWN

Notice is given that Charlotte I. Chase, whose address is 15500 Marlboro Pike, Upper Marlboro, MD 20772, was on December 29, 2021 appointed Personal Representative of the estate of Dorothy M. Brown who died on December 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 29th day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CHARLOTTE I. CHASE
Personal Representative

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

Estate No. 123416
141107 (1-13,1-20,1-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

NICOLE DONALD
NICOLE DONALD
CONSTITUTION FEDERAL CREDIT UNION
CONSTITUTION FEDERAL CREDIT UNION
RAYMOND HERSCHIHAL
Brookside Park Condominium, Inc.
Brookside Park Condominium, Inc.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1320043

ANY UNKNOWN OWNER OF THE PROPERTY 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000 Parcel No. 12-1320043, 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 Civil Division
Case No.: CAE 21-14784

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1320043 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 B1 Dg 21 Unit 6785 B-1 2,001,000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 38748 FI 163 Unit 6758 B

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 12-1320043 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
141128 (1-20,1-27,2-3)

Scott C. Speier
11300 Rockville Pike, Suite 112
Rockville, Maryland 20852
301-468-5657

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JULIO GUEVARA

Notice is given that Jose Elias Guevara, whose address is 2413 Hannon St, Hyattsville, MD 20783 was on December 16, 2021 appointed Personal Representative of the estate of Julio Guevara, who died on April 27, 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, 2022.

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.

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
KENDRA N SCARBOROUGH
Department of Housing and Urban Dev.
Department of Housing and Urban Dev.
G. Tommy Bastian
Ruth Ruhl
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000, Parcel No. 12-1362367

ANY UNKNOWN OWNER OF THE PROPERTY 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000 Parcel No. 12-1362367, 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 Civil Division
Case No.: CAE 21-14781

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1362367 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:

Lot 20 & N Ha Lf Of 21 11,250.0000 Sq.Ft. & Imps. Forest Heights Blk 106 Assmt \$357,833 Lib 40699 Fl 414

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 12-1362367 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
141126 (1-20,1-27,2-3)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
GRACE W & BOYD RUSSELL JR
GRACE W & BOYD RUSSELL JR
GRACE W & BOYD RUSSELL JR
Cinnamon Ridge Condominium ESTATE OF BOYD RUSSELL JR ESTATE OF BOYD RUSSELL JR Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 107 BIG CHIMNEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1528835

ANY UNKNOWN OWNER OF THE PROPERTY 107 BIG CHIMNEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1528835, 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 Civil Division
Case No.: CAE 21-14800

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1528835 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 16-4 5,004.0000 Sq. Ft. & Imps. Cinnamon Ridge Con Assmt \$184,000 Lib 04365 Fl 338 Unit 16-4

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 13-1528835 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
141134 (1-20,1-27,2-3)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
SURAFEL ASSEFA & HAYMANATE LEGESSE
WILSON BRIDGE CONDOMINIUM
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 562 WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000, Parcel No. 12-1319219

ANY UNKNOWN OWNER OF THE PROPERTY 562 WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000 Parcel No. 12-1319219, 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 Civil Division
Case No.: CAE 21-14785

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319219 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 Bl Dg 20 Unit 6763 D- 2, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 42247 Fl 129 Unit 6763 D

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 12-1319219 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
141129 (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
MELWOOD PARKE FOUNDATION INC
MELWOOD PARKE FOUNDATION INC
MELWOOD PARK HOMEOWNERS ASSOCIATION, INC.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10908 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1710607

ANY UNKNOWN OWNER OF THE PROPERTY 10908 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-1710607, 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 Civil Division
Case No.: CAE 21-14802

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1710607 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:

Pt Parcel 51 M Erger 11/1/05 4.0000 Acres. & Imps. Assmt \$321,867 Map 100 Grid B2 Par 051 Lib 34251 Fl 190

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 15-1710607 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
141136 (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
4520 RHODE ISLAND AVE LLC
4520 RHODE ISLAND AVE LLC
BRMK LENDING LLC
BRMK LENDING LLC
First American Title Insurance Co.
First American Title Insurance Co.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4524 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1965268

ANY UNKNOWN OWNER OF THE PROPERTY 4524 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1965268, 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 Civil Division
Case No.: CAE 21-14805

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1965268 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 34.35 (sma 05/17/94 Cm To R 55)(entir E Imps Razed 7-1-2001) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,677 Lib 41290 Fl 033

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 17-1965268 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
141137 (1-20,1-27,2-3)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
YAFREISI PERDOMO & LUISA F E HERASME
YAFREISI PERDOMO & LUISA F E HERASME
NFM, Inc.
NFM Lending
David Silverman
MERS, Inc.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6717 TERRA ALTA DR, LANHAM, MD 20706-0000, Parcel No. 21-2315935

ANY UNKNOWN OWNER OF THE PROPERTY 6717 TERRA ALTA DR, LANHAM, MD 20706-0000 Parcel No. 21-2315935, 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 Civil Division
Case No.: CAE 21-14806

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2315935 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:

7,077.0000 Sq.Ft. & Imps. Good Luck Estates Lot 34 Blk 8 Assmt \$289,367 Lib 41488 Fl 463

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

It is thereupon this 10th day of January, 2022, 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 15th day of March 2022, and redeem the property with Parcel Identification Number 21-2315935 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
141138 (1-20,1-27,2-3)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALENCIA R PULLEY

Notice is given that Tammy Edwards, whose address is 3922 Woodreed Drive, Brandywine, MD 20613, was on January 5, 2022 appointed Personal Representative of the estate of Valencia R Pulley who died on December 10, 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 5th day of July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

TAMMY EDWARDS
Personal Representative

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

Estate No. 123407
141154 (1-20,1-27,2-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY DARWIN ANDREWS

Notice is given that Piper Andrews, whose address is 6119 Silver Leaf Lane, District Heights, MD 20747, was on January 12, 2022 appointed Personal Representative of the estate of Anthony Darwin Andrews, who died on December 21, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

PIPER ANDREWS
Personal Representative

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

Estate No. 123475
141158 (1-20,1-27,2-3)

SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REBECCA S GRIFFIN

Notice is given that Derek Griffin, whose address is 3638 Lake Estates Way, Atlanta, GA 30349, was on January 6, 2022 appointed personal representative of the small estate of Rebecca S Griffin who died on October 13, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

DEREK GRIFFIN
Personal Representative

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

Estate No. 123278
141149 (1-20)

LEGALS

SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN W SHEPPERD III

Notice is given that Vivien Shepperd, whose address is 9622 Byward Blvd, Bowie, MD 20721, was on August 25, 2021 appointed personal representative of the small estate of John W Shepperd III, who died on December 17, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

VIVIEN SHEPPERD
Personal Representative

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

Estate No. 119592
141150 (1-20)

LEGALS

SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VANESSA Y WRIGHT

Notice is given that Verna Wright, whose address is 3710 Windom Road, Brentwood, MD 20722, was on August 2, 2021 appointed personal representative of the small estate of Vanessa Y Wright, who died on July 23, 2021 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

VERNA WRIGHT
Personal Representative

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

Estate No. 121715
141151 (1-20)

NOTICE

IN THE MATTER OF:
Bessem Ayuk-Nkem Agbor-Obale
Prince Immanuel Agbor-Obale
Jezeael Eno-Ashu Agbor-Obale

FOR THE CHANGE OF
NAME TO:
Bessem Aviyah Obale
Prince Immanuel Obale
Jezeael Eno Obale

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-16273

A Petition has been filed to change the name of Bessem Ayuk-Nkem Agbor-Obale to Bessem Aviyah Obale.

A Petition has been filed to change the name of (Minor Child(ren)) Prince Immanuel Obale and Jezeael Eno-Ashu Agbor-Obale to Jezeael Eno Obale.

The latest day by which an objection to the Petition may be filed is February 8, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
141118 (1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

4520 RHODE ISLAND AVE LLC
4520 RHODE ISLAND AVE LLC
BRMK LENDING LLC
BRMK LENDING LLC
First American Title Insurance Co.
First American Title Insurance Co.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4520 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1895143

ANY UNKNOWN OWNER OF THE PROPERTY 4520 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1895143, 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 Civil Division

Case No.: CAE 21-14803

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1895143 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 38.39 (sm A 5/17/94 Cm To R5 5) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,667 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1895143 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
141092 (1-13,1-20,1-27)

NOTICE

IN THE MATTER OF:
Fahmida Nigar

FOR THE CHANGE OF NAME TO:
Fahmida Ahmed

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-14588

A Petition has been filed to change the name of Fahmida Nigar to Fahmida Ahmed.

The latest day by which an objection to the Petition may be filed is February 8, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
141116 (1-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

4520 RHODE ISLAND AVE LLC
4520 RHODE ISLAND AVE LLC
BRMK LENDING LLC
BRMK LENDING LLC
First American Title Insurance Co.
First American Title Insurance Co.
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4522 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1965250

ANY UNKNOWN OWNER OF THE PROPERTY 4522 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1965250, 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 Civil Division

Case No.: CAE 21-14804

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1965250 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 36.37 (sma 5/17/94 Cm Tor 55) (entir E Imps Razed 7-1-2001) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,667 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1965250 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
141093 (1-13,1-20,1-27)

NOTICE

IN THE MATTER OF:
David Elijah Wiggins

FOR THE CHANGE OF NAME TO:
Daniel Elijah Wiggins

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-16095

A Petition has been filed to change the name of David Elijah Wiggins to Daniel Elijah Wiggins.

The latest day by which an objection to the Petition may be filed is February 8, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
141117 (1-20)

LEGALS



NOTICE OF PUBLIC HEARINGS

WSSC WATER WILL HOLD PUBLIC HEARINGS ON FY 2023 PRELIMINARY PROPOSED BUDGET

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings to receive comments on our \$1.59 billion preliminary proposed Fiscal Year (FY) 2023 operating and capital budget. This budget details the projects and initiatives we plan to undertake that will enable us to deliver safe, seamless and satisfying water services to our neighbors in Montgomery and Prince George's counties. The hearing dates and times are as follows:

Wednesday, February 2, 2022 – 7 p.m.

Thursday, February 3, 2022 – 7 p.m.

For instructions on how to view or participate virtually in the hearings, visit wsscwater.com/fn.

Please contact WSSC Water as soon as possible at 301-206-8100 if your attendance at any of these hearings will require an accommodation under Title II of the Americans with Disabilities Act.

The formal budget document will be available January 15, 2022, at wsscwater.com/budget. Can't make the hearings? Written comments can be submitted to BudgetGroup@wsscwater.com, or mailed to Budget Division Manager, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707 by February 15, 2022. The proposed budget must be submitted to both the Prince George's and Montgomery County Councils by March 1, 2022.

141145 (1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

JOAO M & ISABELLE M PEREIRA
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2000388

ANY UNKNOWN OWNER OF THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2000388, 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 Civil Division

Case No.: CAE 21-14779

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2000388 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 74.75.76 6,900.0000 Sq.Ft. & Imps. Capitol Heights Blk 30 Assmt \$163,200 Lib 43229 Fl187

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 18-2000388 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
141090 (1-13,1-20,1-27)

Michael Joseck, Esq.
Offit Kurman, P.A.
8850 Stanford Blvd., Ste 2900
Columbia, MD 21045
301-575-0300

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD GEAN WOLFE A.K.A. DONALD G. WOLFE

Notice is given that Regina Lynn Breedon, whose address is 374 Greendale Rd, York, PA 17403, was on January 12, 2022 appointed personal representative of the small estate of Donald Gean Wolfe, a.k.a. Donald G. Wolfe who died on October 2, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them 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 decedent's death; or

(2) Thirty days 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 claims will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

REGINA LYNN BREEDON
Personal Representative

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

Estate No. 123282

141148 (1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

DEAN WILLIAMS
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1007 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1992973

ANY UNKNOWN OWNER OF THE PROPERTY 1007 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1992973, 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 Civil Division

Case No.: CAE 21-14780

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1992973 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 5 Thru 7 L 4068 F 525 9,500.0000 Sq.Ft. & Imps. North Fairmont Hei Blk E Assmt \$320,700 Lib 42722 Fl 242

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 18-1992973 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
141091 (1-13,1-20,1-27)

VERENA MEISER
8115 Maple Lawn Blvd, Suite 175
Fulton, MD 20759
410-489-1996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGOT C LEHMAN

Notice is given that Andrea E Lehman, whose address is 119 Buckingham Ave, Trenton, NJ 08618, and Carole L Valliere, whose address is 7717 Twin Oaks Way, Laurel, MD 20723 were on November 9, 2021 appointed Co-Personal Representatives of the estate of Margot C Lehman who died on August 3, 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 co-personal representatives 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 May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the co-personal representatives 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.

ANDREA E LEHMAN
CAROLE L VALLIERE
Co-Personal Representatives

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

Estate No. 122275

141065 (1-6,1-13,1-20)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

MARION CIEPLAK
MARION CIEPLAK
JAMES R WALLS SR & JR & TODD M WALLS
David Prenskey
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000, Parcel No. 09-5513772

ANY UNKNOWN OWNER OF THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000 Parcel No. 09-5513772, 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 Civil Division

Case No.: CAE 21-16545

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-5513772 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:

Pt Lot 42 Eq 1.666ac 1.66600 Acres. Belle Fonte Assmt \$255,000 Lib 32798 Fl 167

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 09-5513772 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
141094 (1-13,1-20,1-27)

LEGALS

DAMIAN J O'CONNOR
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102
703-748-3400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRENDAN J POWERS

Notice is given that Mary K Matza, whose address is 305 Glen Echo Lane, Unit N, Cary, NC 27518, was on December 21, 2021 appointed Personal Representative of the estate of Brendan J Powers who died on August 15, 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 21st day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

MARY K MATZA
Personal Representative

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

Estate No. 123264

141060 (1-6,1-13,1-20)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

FOUNTAIN INVESTMENTS LLC
FOUNTAIN INVESTMENTS LLC
FOUNTAIN INVESTMENTS LLC
FOUNTAIN INVESTMENTS LLC
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

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 Civil Division

Case No.: CAE 21-14778

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 \$293,100 Lib 41995 Fl 584

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, 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
141089 (1-13,1-20,1-27)

Robert D. Wolfgang, Jr.
Chesapeake Legal Services, LLC
29 H Atlantic Avenue
Ocean View, DE 19970
302-537-4559

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DUFFIE E. DAWSON

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

JOHN DUDLEY & BARBARA DUDLEY
Huntley Square Condominium
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1273002

ANY UNKNOWN OWNER OF THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1273002, 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 Civil Division

Case No.: CAE 21-16546

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273002 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 3341-b-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$76,333 Lib 04699 Fl 038 Unit 3341 B

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1273002 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
141095 (1-13,1-20,1-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

FLETCHER V & ALICE M MARTIN
FLETCHER V & ALICE M MARTIN
ESTATE OF ALICE MARTIN
ESTATE OF ALICE MARTIN
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7551 ABBINGTON DR, OXON HILL, MD 20745-0000, Parcel No. 12-1283811

ANY UNKNOWN OWNER OF THE PROPERTY 7551 ABBINGTON DR, OXON HILL, MD 20745-0000 Parcel No. 12-1283811, 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 Civil Division

Case No.: CAE 21-16547

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1283811 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:

6,800.0000 Sq.Ft. & Imps. River Ridge Estate Lot 37 Blk EYE Assmt \$251,767 Lib 04803 Fl 441

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1283811 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
141096 (1-13,1-20,1-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

Leonet Outlaw
Holly Hill Condominium
Holly Hill Condominium
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528562

ANY UNKNOWN OWNER OF THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528562, 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 Civil Division

Case No.: CAE 21-16548

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528562 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:

7108-unit A-1 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo- Assmt \$42,000 Lib 31897 Fl 297 Unit 7108 A

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0528562 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
141097 (1-13,1-20,1-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHUKS NWAULU
MARLOW HEIGHTS
PROFESSIONAL CENTER
CONDO
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0483016

ANY UNKNOWN OWNER OF THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0483016, 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 Civil Division

Case No.: CAE 21-16549

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0483016 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 K-1 1,927.0000 Sq.Ft. & Imps. Marlow Heights Pro Assmt \$38,700 Lib 43489 Fl 378 Unit K-1

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0483016 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
141098 (1-13,1-20,1-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

SIMEON & FRANCISCO
VASQUEZ
ESTATE OF FRANCISCO
VASQUEZ
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5604 RANDOLPH ST, HYATTSVILLE, MD 20784-0000, Parcel No. 02-0121277

ANY UNKNOWN OWNER OF THE PROPERTY 5604 RANDOLPH ST, HYATTSVILLE, MD 20784-0000, Parcel No. 02-0121277, 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 Civil Division

Case No.: CAE 21-16550

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0121277 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:

6,176.0000 Sq.Ft. & Imps. Villa Heights Lot 35 Blk B Assmt \$224,500 Lib 43555 Fl 140

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 02-0121277 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
141099 (1-13,1-20,1-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

TEDDY JACKSON & PETER TATCHELL
Occupant
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County
1301 McCormick Drive
CO Jared McCarthy
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2024 POWHATAN RD, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1906858

ANY UNKNOWN OWNER OF THE PROPERTY 2024 POWHATAN RD, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1906858, 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 Civil Division

Case No.: CAE 21-16552

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1906858 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:

9,020.0000 Sq.Ft. & Imps. Raymond M Ager Pro Lot 6 Blk A Assmt \$266,833 Lib 39888 Fl 128

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

It is thereupon this 3rd day of January, 2022, 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 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1906858 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
141101 (1-13,1-20,1-27)

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NELSON ROBERTO LOZANO

Notice is given that Evelyn Lozano, whose address is 3709 Kennedy Place, Hyattsville, MD 20782, was on January 11, 2022 appointed Personal Representative of the estate of Nelson Roberto Lozano, who died on September 3, 2021 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 11th day of July, 2022.

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.

EVELYN LOZANO
Personal Representative

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

Estate No. 123275
141157 (1-20,1-27,2-3)

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