

# The Prince George's Post

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**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**

8401 WILLET PL.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31122, Folio 175 and re-recorded in Liber 44038, folio 447 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,708.00, 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

**AUGUST 23, 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 \$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. 201530-2)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

142475 (8-4,8-11,8-18)

**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**

203 HERRINGTON DR.  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28291, Folio 173 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,500.00, 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

**AUGUST 23, 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 \$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. 139674-2)

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

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



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www.alexcooper.com

142476 (8-4,8-11,8-18)

**LEGALS**

**OFFICE OF THE CITY COUNCIL**



City of Seat Pleasant

**Notice of Charter Amendment Resolutions.**

The City Council of Seat Pleasant will introduce a Charter Amendment Resolution to Amend the City Charter described as: **Charter Amendment CA-22-05 Amendment of the following sections of the City Charter §C-301, C-401, C-309, C-310, C-604, C-617, C-619, and implementing a new section titled Term Limits.**

The public hearing on the Charter Amendment Resolutions will be held on September 12, 2022, via Zoom Meeting at 6:00 p.m.

<https://us02web.zoom.us/j/83210404811?pwd=VGd3V2lPdWU4L1RlVQZBrM0lqSUJlU0t09>

Please register by visiting the city's website at [www.seatpleasantmd.gov](http://www.seatpleasantmd.gov).

**Notice Date: Monday, August 8, 2022**

Submitted by City Clerk, Dashaun N. Lanham, CMC.

142547

(8-11)

# The Prince George's Post

## Newspaper

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**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

EMMANUEL D. AKPAN (DE-CEASED)  
8913 Walkerton Drive  
Lanham, MD 20706

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 22-12990

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8913 Walkerton Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$275,000.00.

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

142461 (8-4,8-11,8-18)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOSEPH A. CLYBURN (DE-CEASED)  
16112 Manning Road West  
Accokeek, MD 20607

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 22-00487

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16112 Manning Road West, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$238,500.00.

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

142462 (8-4,8-11,8-18)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

SANDRA E. YOUNGER  
MUHAMMED ABDUL-KARIM  
6803 Mountain Lake Place  
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-14775

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6803 Mountain Lake Place, 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 25th day of August, 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 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$236,925.79.

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

142464 (8-4,8-11,8-18)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

MOHAMMAD O. HASHEMI  
SPOZMAI SARWAR  
17301 Summerwood Lane  
Accokeek, MD 20607

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 18-14757

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17301 Summerwood Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$491,000.00.

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

142465 (8-4,8-11,8-18)

**LEGALS**

**NOTICE**

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

SERGIO CORTEZ  
7127 VARNUM STREET  
HYATTSVILLE, MD 20784

Defendant

**In the Circuit Court for Prince George's County, Maryland**

**Civil Action No. CAEF 22-00449**

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7127 VARNUM STREET, HYATTSVILLE, MD 20784, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2022, next.

The Report of Sale states the amount of the sale to be Two Hundred Sixty Eight Thousand One Hundred Twenty Nine Dollars and Fifty Eight Cents (\$268,129.58).

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

142460 (8-4,8-11,8-18)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

vs.

Clara H. Devaughn  
15777 Easthaven Court #302  
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-12129

Notice is hereby given this 20th day of July, 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 22nd day of August, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00. The property sold herein is known as 15777 Easthaven Court #302, Bowie, MD 20716.

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

142467 (8-4,8-11,8-18)

# The Prince George's Post

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**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
ATTORNEYS AT LAW  
1099 WINTERSON ROAD  
SUITE 301  
LINTHICUM HEIGHTS, MD 21090

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

**15105 NORTH BERWICK LANE  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Victoria Elaine Lowery, dated June 27, 2013 and recorded in Liber 35104, Folio 168 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,083.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 **AUGUST 23, 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 \$32,000.00 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

E.T. Newell & Co, Inc  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

142471

(8-4,8-11,8-18)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
ATTORNEYS AT LAW  
1099 WINTERSON ROAD  
SUITE 301  
LINTHICUM HEIGHTS, MD 21090

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

**13001 FOREST DRIVE  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Larry Goodwyn, dated May 23, 2019 and recorded in Liber 42163, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$720,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 **AUGUST 23, 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 \$71,000.00 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

E.T. Newell & Co, Inc  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

142472

(8-4,8-11,8-18)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
ATTORNEYS AT LAW  
1099 WINTERSON ROAD  
SUITE 301  
LINTHICUM HEIGHTS, MD 21090

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

**3729 EDMOND WAY  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Kenneth E. Hall, dated July 26, 2006 and recorded in Liber 25926, Folio 323 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,600.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 **AUGUST 16, 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 \$23,000.00 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, Inc  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

142454

(7-28,8-4,8-11)

**To Subscribe Call**

**The Prince George's Post at 301-627-0900**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EUGENE TOUSSANT  
BROADWAY SR**

Notice is given that Gaye E Broadway, whose address is 4806 Faith Crossing Court, Temple Hills, Maryland 20748, was on July 21, 2022 appointed Personal Representative of the estate of Eugene Toussant Broadway Sr who died on June 14, 2022 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 January, 2023.

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.

**GAYE E BROADWAY**  
Personal Representative

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

Estate No. 125758

142445 (7-28,8-4,8-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MAMIE JONES  
AKA: MAMIE LOUISE JONES**

Notice is given that Charles L. Jones, whose address is 5403 Pizarro Court, Clinton, MD 20735, was on July 15, 2022 appointed Personal Representative of the estate of Mamie Jones who died on January 26, 2022 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 15th day of January, 2023.

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 L. JONES**  
Personal Representative

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

Estate No. 125732

142448 (7-28,8-4,8-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARMEN NICKOLEETA CRUSO**

Notice is given that Nickoleeta Cruso, whose address is 6057 Majors Lane Apt. #3, Columbia, MD 21045, was on July 25, 2022 appointed Personal Representative of the estate of Carmen Nickoleeta Cruso, who died on May 4, 2022 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 25th day of January, 2023.

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.

**NICKOLEETA CRUSO**  
Personal Representative

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

Estate No. 125424

142484 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FRANCIS FAGBEMI**

Notice is given that Francine Fagbemi, whose address is 4713 Cashill Court, Upper Marlboro, MD 20772, was on July 25, 2022 appointed Personal Representative of the estate of Francis Fagbemi, who died on June 7, 2022 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 25th day of January, 2023.

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.

**FRANCINE FAGBEMI**  
Personal Representative

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

Estate No. 125637

142485 (8-4,8-11,8-18)

**LEGALS**

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

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

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.**

**1649 TULIP AVENUE  
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Gary A. Seegers AKA Gary A. Seegars, dated September 28, 1998, and recorded in Liber 12528 at folio 186 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

**AUGUST 23, 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 \$9,000.00 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 10.05% 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 # 14-608061)

**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

142459

(8-4,8-11,8-18)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

MARIA ROSE REID  
GLEN ROY REID  
7201 Glen Pine Street  
Glenn Dale, MD 20769

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 16-37220**

Notice is hereby given this 18th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7201 Glen Pine Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 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 19th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$706,000.00.

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

142426 (7-21-7,28,8-4)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JULIET H COATES

Notice is given that Delrita T Coates, whose address is 6002 37th Ave, Hyattsville, MD 20782, was on July 19, 2022 appointed Personal Representative of the estate of Juliet H Coates, who died on July 15, 2022 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 19th day of January, 2023.

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.

DELRIITA COATES  
Personal Representative

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

Estate No. 125836

142483 (8-4,8-11,8-18)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

INDIA M. TAYLOR  
8481 Greenbelt Road  
Unit T1  
Greenbelt, MD 20770

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 21-02691**

Notice is hereby given this 1st day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8481 Greenbelt Road, Unit T1, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of September, 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 1st day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

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

142506 (8-4,8-11,8-18)

**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 A/R/T/A  
Forestville, MD 20747

Defendant(s).

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

Notice is hereby given this 15th day of July, 2022, 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 A/R/T/A Forestville, 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 15th day of August, 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 15th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

142444 (7-28,8-4,8-11)

William Paul Blackford, Esq. (Attorney)  
Blackford & Flohr, LLC  
513 Benfield Road, Suite 302  
Severna Park, MD 21146  
410-647-6677

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

NOTICE IS HEREBY GIVEN that the Superior court of Los Angeles county, California appointed David Andrew Fuchs, whose address is 2214 Lyric Avenue, Los Angeles, CA 90027, as the Personal Representative of the Estate of Joseph Otto Fuchs who died on December 14, 2020 domiciled in California, United States.

The Maryland resident agent for service of process is William Paul Blackford, Esq., whose address is 513 Benfield Road, Suite 302, Severna Park, MD 21146.

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.

DAVID ANDREW FUCHS  
Foreign Personal Representative

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

Estate No. 125418

142489 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDMUND DANA MYERS

Notice is given that Patrice O'Toole, whose address is 12105 Linden Lane, Bowie, MD 20715, was on July 27, 2022 appointed Personal Representative of the estate of Edmund Dana Myers, who died on June 18, 2022 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 27th day of January, 2023.

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.

PATRICE O'TOOLE  
Personal Representative

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

Estate No. 125887

142487 (8-4,8-11,8-18)

*Serving  
Prince George's  
County Since 1932*

**LEGALS**

**ORDER OF PUBLICATION**

SVITLANA WARD  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

vs.

DEREK TYLER

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,  
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 1019 Broadview Rd  
Account Number: 05 0350371  
Description: 19,805.0000 Sq.Ft. Friendly Hills Lot 46  
Assmt: \$71,500.00  
Liber/Folio: 37503/246  
Assessed To: Derek Tyler

**In the Circuit Court for Prince George's County, Maryland  
CAE 22-22209**

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

Property Address: 1019 Broadview Rd  
Account Number: 05 0350371  
Description: 19,805.0000 Sq.Ft. Friendly Hills Lot 46  
Assmt: \$71,500.00  
Liber/Folio: 37503/246  
Assessed To: Derek Tyler

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

It is thereupon this 8th day of August, 2022, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 2nd day of September, 2022, warning all persons interested in the said properties to be and appear in this Court by the 11th day of October, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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

142542 (8-11,8-18,8-25)

**LEGALS**

Kaitlyn E. DiFerdinando  
Lewicky, O'Connor, Hunt & 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  
PAUL WESLEY BURKLEY

Notice is given that Catherine Smith-Humphries, whose address is c/o Kaitlyn E. DiFerdinando, Esquire, Lewicky, O'Connor, Hunt & Meiser, 8115 Maple Lawn Blvd, Suite 175, Fulton, MD 20759, was on July 25, 2022 appointed Personal Representative of the estate of Paul Wesley Burkley, who died on March 5, 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 25th day of January, 2023.

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.

CATHERINE SMITH-HUMPHRIES  
Personal Representative

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

Estate No. 120728

142486 (8-4,8-11,8-18)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOHN J. WALLACE  
10812 Knoll Court  
Upper Marlboro, MD 20772

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 21-07170**

Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10812 Knoll Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 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 15th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$337,000.00.

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

142443 (7-28,8-4,8-11)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

MARCELLUS MONK  
1607 Warren Avenue  
Landover, MD 20785

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 22-02204**

Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1607 Warren Avenue, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 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 15th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$283,500.00.

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

142441 (7-28,8-4,8-11)

**LEGALS**

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  
JEMAL HINTON SR.

Notice is given that Debra Jordan, whose address is 6001 Shepherd Lane, Lanham, MD 20706, was on July 22, 2022 appointed Personal Representative of the estate of Jemal Hinton 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2023.

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.

DEBRA JORDAN  
Personal Representative

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

Estate No. 124549

142488 (8-4,8-11,8-18)

Borsoni & Cooney, LLC  
Teresa M. Cooney, Esq.  
2500 Wallington Way, Ste 102  
Marriottsville, MD 21104  
410-442-1088

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LUCILLE MAY VENDEMIAS

Notice is given that Luanne M. Smith, whose address is 6006 Kilmer Street, Hyattsville, MD 20785, was on July 28, 2022 appointed Personal Representative of the estate of Lucille May Vendemia who died on August 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 28th day of January, 2023.

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.

LUANNE M. SMITH  
Personal Representative

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

Estate No. 125881

142492 (8-4,8-11,8-18)

**LEGALS**

**TOWN OF CHEVERLY  
NOTICE OF ADOPTION OF  
CHARTER AMENDMENT RESOLUTION  
CONCERNING CHARTER SECTION C-29  
(TAXES: LEVY, COLLECTION, ASSESSMENTS)**

Notice is hereby given that on July 28, 2022, the Council of The Mayor and Town Council of Cheverly (the "Town") adopted Charter Amendment Resolution No. CAR-2-22. The title of the Charter Amendment Resolution, which constitutes a fair summary thereof, is as follows:

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE MAYOR AND TOWN COUNCIL OF CHEVERLY FOR THE PURPOSE OF REPEALING AND RE-ENACTING, WITH AMENDMENTS, SECTION C-29 (TAXES: LEVY, COLLECTION, ASSESSMENTS) OF ARTICLE VII (POWERS) OF THE CHARTER OF THE TOWN OF CHEVERLY FOR THE PURPOSE OF CLARIFYING AND CONFIRMING THAT (1) THE TAX CAP PREVIOUSLY CONTAINED IN SUCH SECTION IS NOT EFFECTIVE, AND (2) THE TOWN HAS AUTHORITY TO CREATE CLASSIFICATIONS OF PROPERTY FOR THE PURPOSE OF SETTING TAX RATES BUT PROVIDING THAT SUCH AUTHORITY SHALL BE SUBJECT TO ANY LIMITATIONS OF APPLICABLE LAW; MAKING CERTAIN STYLISTIC CHANGES IN, AND CORRECTING AN OUTDATED REFERENCE TO A SECTION OF THE ANNOTATED CODE OF MARYLAND IN, SUCH SECTION; PROVIDING FOR COMPLIANCE WITH CERTAIN PROVISIONS OF THE ANNOTATED CODE OF MARYLAND REGARDING CHARTER AMENDMENTS; PROVIDING THAT THIS TITLE CONSTITUTES A FAIR SUMMARY OF THIS CHARTER AMENDMENT RESOLUTION; AND GENERALLY RELATING TO THIS CHARTER AMENDMENT RESOLUTION.

The adopted Charter amendments shall become effective on Friday, September 16, 2022, subject to the provisions of Section 4-304(c) and (d) of the Local Government Article of the Annotated Code of Maryland regarding the right of the requisite percentage of the qualified voters of the Town to petition a charter amendment to referendum on or before Tuesday, September 6, 2022.

A copy of the Charter Amendment Resolution is posted at the Cheverly Community Center, 6401 Forest Road, Cheverly, MD. Persons with questions may contact Town Clerk Giselle Richards at grichards@cheverly-md.gov or by calling 301-773-8360.

142480 (8-4,8-11,8-18,8-25)

**LEGALS**



**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**

6711 SURREATTS RD.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 4, 2018, recorded in Liber 41124, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,500.00, 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

AUGUST 30, 2022 AT 11:00 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 \$12,000 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. 354725-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

142509 (8-11,8-18,8-25)

*Serving Prince George's County Since 1932*

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CARLOS ENRIQUE BLANCO MONTANO**

Notice is given that Gloria Del Carmen Duran De Blanco, whose address is 8413 Clay Drive, Fort Washington, MD 20744, was on July 29, 2022 appointed Personal Representative of the estate of Carlos Enrique Blanco Montano, who died on March 5, 2022 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 29th day of January, 2023.

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.

GLORIA DEL CARMEN DURAN DE BLANCO  
Personal Representative

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

Estate No. 125759

142529 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **AUDREY M CALDWELL**

Notice is given that Theresa M Caldwell, whose address is 420 High Street #103, Petersburg, VA 23804, was on July 11, 2022 appointed Personal Representative of the estate of Audrey M Caldwell who died on December 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 11th day of January, 2023.

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.

THERESA M CALDWELL  
Personal Representative

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

Estate No. 125625

142533 (8-11,8-18,8-25)

**LEGALS**

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

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

3008 ALDERTON AVE.  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 31, 2010, recorded in Liber 32021, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$212,143.00, 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

AUGUST 30, 2022 AT 11:02 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 \$17,000 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. 327011-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

142510 (8-11,8-18,8-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSE EVANGELINE EVANS WELLS**

Notice is given that Kristin D Wells, whose address is 5817 6th Street NW, Washington, DC 20011, was on July 22, 2022 appointed Personal Representative of the estate of Rose Evangeline Evans Wells who died on March 30, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2023.

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.

KRISTIN D WELLS  
Personal Representative

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

Estate No. 124964

142534 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARGARET LOUISE HUDDLESTON**

Notice is given that Frank Huddleston, whose address is 402 Brookview Drive, San Antonio, TX 78213, was on July 18, 2022 appointed Personal Representative of the estate of Margaret Louise Huddleston who died on November 28, 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 18th day of January, 2023.

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.

FRANK HUDDLESTON  
Personal Representative

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

Estate No. 121751

142535 (8-11,8-18,8-25)

**LEGALS**

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

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

12122 APACHE TEARS CIR.  
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 23, 2003, recorded in Liber 19027, Folio 641 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,500.00, 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

AUGUST 23, 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 \$10,000 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. 355923-1)

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

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



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www.alexcooper.com

142473 (8-4,8-11,8-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MICHAEL K WILLIAMS**

Notice is given that Quintin M Williams, whose address is 3509 Sunflower Place, Bowie, Maryland 20721, was on July 29, 2022 appointed Personal Representative of the estate of Michael K Williams who died on June 1, 2022 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 January, 2023.

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.

QUINTIN M WILLIAMS  
Personal Representative

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

Estate No. 125898

142536 (8-11,8-18,8-25)

**ORDER OF PUBLICATION  
BY POSTING**

JOSE ADRIAN RIVAS, Plaintiff,

vs.

LUCILA DEL CARMEN DEL CID VEGA Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAD22-16775**

ORDERED, ON THIS 8TH day of AUGUST 2022, by the Circuit Court for Prince George's County MD:

That the Defendant, LUCILA DEL CARMEN DEL CID VEGA, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 1 Playa Tamarindo, La Union, El Salvador, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, LUCILA DEL CARMEN DEL CID VEGA, in accordance with Maryland Rule 2-121(c) as follows:

By publishing in a publication of general circulation and a copy of the Summons and Complaint shall be mailed to the defendant's last known address; and it is further

ORDERED, said posting to be completed by the 7th day of September, 2022, and it is further;

ORDERED that the DEFENDANT, LUCILA DEL CARMEN DEL CID VEGA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7TH DAY OF OCTOBER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
142546 (8-11,8-18,8-25)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
ATTORNEYS AT LAW  
1099 WINTERSON ROAD  
SUITE 301  
LINTHICUM HEIGHTS, MD 21090

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

7002 40TH AVENUE  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Lillian Davis, dated September 21, 2006 and recorded in Liber 26072, Folio 009 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 **AUGUST 30, 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 \$26,000.00 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, Inc  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

142512 (8-11,8-18,8-25)

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

**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: **08/22/2022**

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

2009 BMW	528I	WBANU53519C121742
2004 CHEVROLET	IMPALA	2G1WF52E649110957
2012 JEEP	COMPASS	MD T0845014 1C4NJDCEB2CD662117
2005 HONDA	CIVIC	VA UNR2156 2HGES26725H537666
2007 HYUNDAI	ELANTRA	KMHJU46D57U253157

**CHARLEY'S CRANE SERVICE**  
8913 OLD ARDMORE RD  
LANDOVER, MD 207850  
301-773-7670

1995 CHEVROLET	G-SERIES	1GCEG25K55F102370
2007 TRAILER	G-TRAILER	5NDFW533775000456
2008 NISSAN	PATHFINDER	DC FA7733 5N1AR18B68C609119
2008 BUICK	LACROSSE	MD 7ED3067 2G4WC582681132180
2014 FREIGHTLINER	CASCADIA	3AKJGLDV4E5FP0483

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

2003 MERCEDES-BENZ	M-CLASS	MD 636M132 4JGAB75EX3A382138
2006 HONDA	CIVIC	MD 1DH1079 1HGFA16546L016906
2001 ACURA	TL	MD 3E51388 19UU566X1A021829
2006 FORD	FUSION	DE XD288487 3FAFP07196R135898
2016 DODDGE	JOURNEY	3C4PDCABXGT245423
2014 CHEVROLET	IMPALA	2G1155S37E9182473
2018 ZHEN	ZN50QT	L5YACBPZ4J1129973
2007 LINCOLN	MKZ	TX 38571B8 3LNHM28TX7R611628

142540 (8-11)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
ATTORNEYS AT LAW  
1099 WINTERSON ROAD  
SUITE 301  
LINTHICUM HEIGHTS, MD 21090

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

9100 CARENDON COURT  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Jamerson R Davis, dated February 17, 2017 and recorded in Liber 39445, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$278,855.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 **AUGUST 30, 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 \$26,000.00 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, Inc  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

142513 (8-11,8-18,8-25)

**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 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: **08/22/2022**

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

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

2008 CHRYSLER	ASPEN	MD 1BC6623 1A8HW58208F119043
2009 TOYOTA	CAMRY	MD 8CC9809 4T1BE46K59U386104
2010 VOLKSWAGEN	PASSAT	DC GA5024 WVWMP7AN7AE548579
2006 VOLKSWAGEN	TOURAAREG	MD 7DC2237 WVZGM77LX6D000542
1994 MERCURY	SABLE	MD 7EA5624 1MELM50U2RA656451
2015 NISSAN	ALTIMA	MD 7C19212 1N4AL3AP7FC195732
1995 HONDA	CIVIC	DC FN6030 1HGJE1125SL054096

**CHARLEY'S CRANE SERVICE**  
8913 OLD ARDMORE RD  
LANDOVER, MD 207850  
301-773-7670

2009 VOLVO	C30	DC GE0657 YV1MK672092144939
2011 CHEVROLET	TRAVERSE	VA UDC7424 1GNKRGED2B195316

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

2011 JEEP	COMPASS	VA UMC1385 1J4NT1FA1BD241459
1999 MERCEDES	BENZ M-CLASS	VA ULL8272 4JGAB54E5XA140756
2003 FORD	EXPLORER	MD 050M381 1FMZU62K63ZA55562
1999 ACURA	TL	VA VXR5791 19UUA564XXA019070
2004 PONTIAC	GRAND PRIX	MD 3CYJ08 2G2WP522541339630
1997 GMC	SAVANNA VAN	VA ZBS5433 1GTGG25R6V1048732

**PAST & PRESENT TOWING & RECOVERY INC**  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2014 DODGE	CHARGER	VA UDF3643 JN1DV6AR4BM653285
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142541 (8-11)

**LEGALS**

**NOTICE OF JOINT PUBLIC HEARING**  
THE PRINCE GEORGE'S COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
AND  
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

**The Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment (CR-089-2022)**

To view the Council Resolution (CR-089-2022) initiating the proposed Sectional Map Amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

**PUBLIC HEARING DATE/TIME:** Tuesday, September 27, 2022, at 5:00 p.m.

**PUBLIC HEARING LOCATION:** Virtual and In-Person Meeting View using the link provided at: <https://pgccouncil.us/LIVE>

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to provide public comment concerning the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

**HOW TO PARTICIPATE:** Virtual and In-Person Public Hearing / Remote Participation

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing\*

The proposed sectional map amendment can be viewed online at [www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master-](http://www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master-)

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178. Written comments may be submitted through the close of business on **Tuesday, October 4, 2022**, when the record of public hearing testimony will close.

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

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

If you intend to provide testimony at the Virtual Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the Bowie-Mitchellville and Vicinity SMA and/or file a statement in the official record, **and your intent is to request or support intensifying the zone classification of your property**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or August 26, 2022. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

**Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.**

**BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Calvin S. Hawkins, II, Chairman

**ATTEST:**  
Donna J. Brown  
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**  
Gavin Cohen  
Secretary-Treasurer

142537 (8-11)

**THE PRINCE GEORGE'S POST**

**Call**  
**301-627-0900**

**Fax**  
**301-627-6260**

**SUBSCRIBE TODAY!**



**LEGALS**

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners (Liquor Control Board)**

**REGULAR SESSION**

**SPECIAL SUNDAY OFF SALES REQUEST**

**AUGUST 17, 2022**

- t/a Hyattsville Spirits & Grill**, Class B+, Beer, Wine and Liquor, Liquor Hut, LLC, 5350 Queens Chapel Road, Hyattsville, 20782 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Bell's Drive In Liquors**, Class A, Beer, Wine and Liquor, OHMKAR, LLC, 5901 Central Avenue, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a C.D. Liquors**, Class A, Beer, Wine and Liquor, A & K Modi, LLC, 4945 Marlboro Pike, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit.
- t/a Manokeek Liquors**, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, 20607 – Request for a Special Sunday Sales Permit.
- t/a La Licoreria Wine and Liquor**, Class A, Beer, Wine and Liquor, United Wine and Spirits, LLC, 8038 New Hampshire Avenue, Langley Park, 20783 – Request for a Special Sunday Sales Permit.
- t/a Brothers Liquors**, Class A, Beer, Wine and Liquor, 2 Brothers, Inc., 12788 B Old Forte Road, Fort Washington, 20744 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Seitz Liquors**, Class A, Beer, Wine and Liquor, Billu, Inc., 6223 Livingston Road, Oxon Hill, 20745 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a North South Liquor**, Class A, Beer, Wine and Liquor, SDAS, LLC, 8861 Greenbelt Road, Greenbelt, 20770 – Request for a Special Sunday Sales Permit.
- t/a Cox's Liquors**, Class A, Beer, Wine and Liquor, Multi-Bil II, Inc., 7200 Martin Luther King, Jr. Highway, Landover, 20785 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Chillum Wine & Spirits**, Class A, Beer, Wine and Liquor, Burke Liquors Limited Liability Company, 5813 Eastern Avenue, Hyattsville, 20781 – Request for a Special Sunday Sales Permit.
- t/a Crown Liquors**, Class A, Beer, Wine and Liquor, Stella and J, Inc., 6579 Ager Road, Hyattsville, 20782 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a 201 Drive-thru Liquors**, Class A, Beer, Wine and Liquor, Hee & Ryan, Inc., 4221 Kenilworth Avenue, Bladensburg, 20710 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Liquor King**, Class A, Beer, Wine and Liquor, SK Stores, LLC, 7053 Martin Luther King Highway, Landover, 20785 – Request for a Special Sunday Sales Permit.
- t/a J.C. Liquors**, Class A, Beer, Wine and Liquor, J & C Western, Inc., 4856 Marlboro Pike, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Avenue Liquor**, Class A, Beer, Wine and Liquor, DHRUV, LLC, 3318 Walters Lane, Forestville, 20747 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

**A zoom hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 17, 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.mypgc.us> or you may email [BLC@co.pg.md.us](mailto: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  
July 6, 2022  
142478 (8-4-8-11)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.

Damon Hill  
7109 Old Branch Avenue  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-17341**

Notice is hereby given this 21st day of July, 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 22nd day of August, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$235,050.91. The property sold herein is known as 7109 Old Branch Avenue, Temple Hills, MD 20748.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142468 (8-4-8-11,8-18)

**NOTICE**

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.

Dennis M. Guerrero  
7902 Prince Georges Drive  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00463**

Notice is hereby given this 25th day of July, 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 25th day of August, 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 25th day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$276,300.00. The property sold herein is known as 7902 Prince Georges Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142469 (8-4-8-11,8-18)

**NOTICE**

DARRYL L. MORGAN  
Plaintiff  
vs.  
TRESSIE GRIER  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-08531**

**NOTICE IS HEREBY** given this 28th day of July, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4547 Kinmount Road, Lanham, MD 20706, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 29th day of August, 2022, PROVIDED, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 29th day of August, 2022.

The REPORT STATES the amount of sale to be Three Hundred Eighty-Two Thousand Dollars (\$382,000.00).

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142479 (8-4-8-11,8-18)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND S PETERS**

Notice is given that Peter G Barclay, whose address is 2609 Walnut Ave, Hainesport, NJ 08036, was on July 19, 2022 appointed Personal Representative of the estate of Raymond S Peters who died on June 1, 2022 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 January, 2023.

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.

PETER G BARCLAY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125697  
142490 (8-4-8-11,8-18)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES L CHASE**

Notice is given that Tina M Chase Fomukong, whose address is 11445 Laurel Bowie Road, Laurel, MD 20708, was on July 21, 2022 appointed Personal Representative of the estate of James L Chase who died on July 20, 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 January, 2023.

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.

TINA M CHASE FOMUKONG  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125711  
142447 (7-28,8-4,8-11)

**NOTICE**

KEITH M. YACKO,  
Substitute Trustee, et al,  
Plaintiffs,  
v.

ROSA T. DESTROY,  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02188**

ORDERED this 29th day of July, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 3827 Saint Barnabas Road, Unit T-2, Suitland, MD 20746 mentioned in these proceedings, made and reported Keith M. Yacko, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2022, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2022, next.

The report states the amount of sale to be \$91,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142502 (8-4-8-11,8-18)

**LEGALS**

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES GILLIS WEBSTER**

Notice is given that Gary William Webster, whose address is 13025 Blairmore Street, Beltsville, MD 20705, was on July 26, 2022 appointed Personal Representative of the estate of James Gillis Webster who died on May 19, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of January, 2023.

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.

GARY WILLIAM WEBSTER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125861  
142491 (8-4-8-11,8-18)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA C GRANVILLE AKA: VIRGINIA CATHERINE GRANVILLE**

Notice is given that Laurel G Ambach, whose address is 3 Alden Lane, Chevy Chase, Maryland 20815, and Eric Granville, whose address is 6917 Greenwood Drive, Glenn Dale, Maryland 20769, were on July 20, 2022 appointed Co-Personal Representatives of the estate of Virginia C Granville who died on July 3, 2022 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 20th day of January, 2023.

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.

LAUREL G AMBACH  
ERIC GRANVILLE  
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. 125838  
142446 (7-28,8-4,8-11)

*The Prince George's Post Proudly Serving Prince George's County Since 1932*

**LEGALS**

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF VELMA IRENE FOX DARBY**

Notice is given that Martha L Darby, whose address is 5429 Taussig Road, Bladensburg, MD 20710, was on July 27, 2022 appointed Personal Representative of the estate of Velma Irene Fox Darby who died on April 23, 2020 with a will.

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

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.

MARTHA L DARBY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120534  
142493 (8-4-8-11,8-18)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.  
Linda A. Pirrone  
AND  
Patrick Pirrone  
10009 Marlboro Pike  
Upper Marlboro, MD 20772  
Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-36546**

Notice is hereby given this 21st day of July, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 22nd day of August, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$307,100.00. The property sold herein is known as 10009 Marlboro Pike, Upper Marlboro, MD 20772.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142466 (8-4-8-11,8-18)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees/  
Plaintiffs,  
vs.  
JEFFREY B. RUSSELL  
11813 Fairgreen Lane  
Upper Marlboro, MD 20772  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02145**

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11813 Fairgreen Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 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 29th day of August, 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  
142500 (8-4-8-11,8-18)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF NEIL ARCH ROBERTS JR.**

Notice is given that Saprina Robert, whose address is 5414 Ellerbie St, Lanham Seabrook, MD 20706, was on July 26, 2022 appointed Personal Representative of the estate of Neil Arch Roberts Jr, who died on June 18, 2022 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 26th day of January, 2023.

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.

SAPRINA ROBERT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125816  
142482 (8-4-8-11,8-18)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES M BLAKE**

Notice is given that Michael W Blake, whose address is 438 147th Court NE, Bradenton, FL 34212, was on July 5, 2022 appointed Personal Representative of the estate of Frances M Blake who died on April 30, 2022 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 January, 2023.

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.

MICHAEL W BLAKE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125472  
142449 (7-28,8-4,8-11)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees/  
Plaintiffs,  
vs.  
CYNTHIA R. FULLEN  
2003 Upshire Court  
Bowie, MD 20721  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00506**

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2003 Upshire Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 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 29th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$305,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
142501 (8-4-8-11,8-18)

**LEGALS**

**CITY OF GLENARDEN**

The City of Glenarden, Maryland is requesting proposal from qualified contractors for snow removal. The cost proposal is to be prepared in accordance with the provisions of the Invitation for Bid on the City website. [www.cityofglenarden.org](http://www.cityofglenarden.org).

Proposals must be received no later than 4:00 PM on Friday, September 2, 2022 at the following address: City of Glenarden, Attn: Jordan McClung, 8600 Glenarden Parkway, Glenarden, MD. 20706. Faxed and mailed copies will not be accepted.

142511 (8-11)



*The Prince  
George's Post  
Newspaper*

**\*\*\*\*\***

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

**\*\*\*\*\***

*Your Newspaper  
of  
Legal Record*

**LEGALS**

PRINCE GEORGE'S COUNTY GOVERNMENT

**Board of License Commissioners**  
(Liquor Control Board)  
REGULAR SESSION

AUGUST 23, 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**

Bryan Mitkowski, Member, for a Class A, Beer, Wine and Liquor for the use of TransformLife, LLC, t/a Astor Home Liquors, 364 Domer Avenue #11, Laurel, 20707.

**NEW- CLASS C(CLF), BEER, WINE AND LIQUOR Maps**

David Barnes, Ultimate Member/Manager, David Freshwater, Ultimate Member/Manager, for a Class C(CLF), Beer, Wine and Liquor for the use of Watermark Retirement Communities, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro, 20774.

**NEW- CLASS B, BEER AND WINE**

German Escobar, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of ARE Corporation, t/a Casa Dora IV, 5705 Riverdale, Road, Riverdale, 20737.

Rummana Choudhury, President, for a Class B, Beer and Wine for the use of 547 Corporation, t/a IHOP, 3601 Bladensburg Road, Colmar Manor, 20722.

Mana Shi, Managing Member, Yandan Li, Member, for a Class B, Beer and Wine for the use of ONI College Park LLC, t/a Onikama Ramen Bar, 3711-A Campus Drive, College Park, 20740.

**NEW- CLASS B(BH), BEER WINE AND LIQUOR**

Teisha Mays, Member, for a Class B(BH), Beer, Wine and Liquor for the use of Greater Metropolitan Restaurant Group, LLC, t/a Malone's Sports Bar & Grille, 7200 Hanover Drive, Greenbelt, 20770.

**NEW- CLASS B(DD), BEER WINE AND LIQUOR**

Jose Portillo, President/Secretary/Treasurer, for a Class B(DD), Beer, Wine and Liquor for the use of La Caurva, LLC, t/a La Caurva Restaurant Bar and Grill, 5810 Greenbelt Road, Greenbelt, 20770.

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.

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

Miao Zheng, President, Jian Zhao Ye, Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Crafty Crab Largo, Inc., t/a Crafty Crab Largo, 10560 Campus Way South, Upper Marlboro, 20774.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods IV, LLC, t/a The Carolina Kitchen, 15812 Crain Highway, Brandywine, 20613.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods V, LLC, t/a The Carolina Kitchen @ Hampton Park, 9009 Central Avenue, Suite A, Capitol Heights, 20743.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods II, LLC, t/a The Carolina Kitchen Bar & Grill, 6501 American Boulevard, Hyattsville, 20782.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods VI, LLC, t/a The Carolina Sea & Soul, 10250 Martin Luther King Jr. Highway, Bowie, 20720.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, August 23, 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.mypgc.us> or you may email [BLC@co.pg.md.us](mailto: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  
July 22, 2022

142538 (8-11-8-18)

**The Prince George's Post**  
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**301.627.0900**

**LEGALS**

PUBLIC NOTICE

**DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2023 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2023 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on September 9, 2022. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2023 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity.

Proposed HOME-funded project:

- Housing Initiative Partnership, Inc. ("HIP") Community Housing Development Organization (CHDO) **\$1,350,000.00**
- Total: \$1,350,000.00**

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, [SEGrant@co.pg.md.us](mailto:SEGrant@co.pg.md.us).

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of:  
Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: August 11, 2022

142543 (8-11)

**LEGALS**

**ORDER OF PUBLICATION BY POSTING**

CONNIE PADGETT, Plaintiff,  
vs.  
AMARA LEE Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAD22-11312

ORDERED, ON THIS 4th day of AUGUST 2022, by the Circuit Court for Prince George's County MD:

That the Defendant, AMARA LEE, is hereby notified that the Plaintiff, filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 4904 Talbot Ave, Beltsville, MD 20705, and therefore it is:

ORDERED, that the Plaintiff may serve process to the Defendant, AMARA LEE, in accordance with Maryland Rule 2-122 as follows: By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court and by mailing, by regular mail, to the Defendant's last known address a copy of the signed Order of Publication at least thirty days prior to the response date in said Order; and it is further

ORDERED, said posting to be completed by the 3rd day of September, 2022, and it is further:

ORDERED that the DEFENDANT, AMARA LEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3RD DAY OF OCTOBER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
142514 (8-11-8-18,8-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY MAE JOHNSON

Notice is given that Phillip Wesley Marshall, whose address is 11923 Beltsville Drive, Beltsville, MD 20705, was on July 18, 2022 appointed Personal Representative of the estate of Shirley Mae Johnson, who died on January 30, 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 18th day of January, 2023.

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:

- Six months from the date of the decedent's death; or
- 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.

PHILLIP WESLEY MARSHALL  
Personal Representative

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

Estate No. 119569  
142525 (8-11-8-18,8-25)

**LEGALS**

PUBLIC NOTICE

**DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 15 days. **The public comment period will end on August 25, 2022.** A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2022 Annual Action Plan is to include the HOME Investment Partnerships ("HOME") Program American Rescue Plan ("ARP"), Allocation Plan.

Under the terms of the American Rescue Plan, enacted March 11, 2021, which attempts to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses, Congress designated funding to the HOME Investment Partnerships ("HOME") Program, allocated through the U.S. Department of Housing and Urban Development ("HUD"). Through the American Rescue Plan funding appropriation to the HOME Investment Partnerships ("HOME") Program, Congress sought to address activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations, specifically with activities including the development and support of affordable housing, tenant-based rental assistance ("TBRA"), provision of supportive services, and acquisition and development of non-congregate shelter units.

Prince George's County is qualified as an urban county to receive entitlement HOME Investment Partnerships ("HOME") Program American Rescue Plan ("HOME-ARP") Program funds in the estimated amount of seven million, five hundred ninety two thousand, eighty five dollars (\$7,592,085) to provide homelessness assistance and supportive services. As such, the County must develop and submit a HOME-ARP allocation plan describing how it intends to distribute HOME-ARP funds.

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, [SEGrant@co.pg.md.us](mailto:SEGrant@co.pg.md.us).

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of:  
Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: August 11, 2022

142544 (8-11)

**LEGALS**

PUBLIC NOTICE

**DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. **The public comment period will end on September 9, 2022.** A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: [www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/](http://www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/), or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of these Substantial Amendments to the FY 2022 Annual Action Plan is as follows:

- To include new Community Development Block Grant ("CDBG") Program activities for Program Year (PY) 47R2.

Proposed CDBG – funded projects:

- Affordable Housing \$ 35,000.00
- Public Facilities & Infrastructure \$ 580,600.00
- Total: \$ 615,600.00**

II. DHCD seeks to submit an application to the U.S. Department of Housing and Urban Development ("HUD") for an up to twenty five million dollars (\$25,000,000) loan pool pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, to help bridge financing gaps and enable borrowers to proceed with their respective transactions; create and retain jobs and expand the existing tax base. In addition, the Section 108 Loan Pool provides a valuable source of financing to support larger scale acquisition, economic and mixed-use development, infrastructure and public facilities and preservation of quality affordable housing.

The Section 108 Loan Pool will be available to prospective borrowers county-wide and provides a ready source of long-term, fixed rate and reasonable priced financing that is not available conventionally. Further, the proceeds of the Section 108 Loan Pool borrowed by the County that is guaranteed under Section 108 will be used for housing rehabilitation, acquisition of real property, economic development, infrastructure and public facilities, eligible activities under the Housing and Community Development Act of 1974, as amended.

DHCD seeks the public comments on the proposed CDBG activities, as well as the proposed Section 108 Loan Pool Application. Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, [SEGrant@co.pg.md.us](mailto:SEGrant@co.pg.md.us).

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of:  
Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: August 11, 2022

142545 (8-11)

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*The Prince George's Post*



**Call Brenda Boice**

**301 627 0900**



**LEGALS**

ROBERT M BURKE  
300 Charles Street PO Box 2283  
La Plata, MD 20646  
240-349-2768

Jose L. Espejo, Esq.  
McMillan Metro, P.C.  
7811 Montrose Road, Suite 400  
Potomac, Maryland 20854  
301-251-1180

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CYRIL J CARROLL

Notice is given that Deborah C Stanley, whose address is 717 Barrington Drive, Waldorf, MD 20602, was on July 28, 2022 appointed personal representative of the small estate of Cyril J Carroll who died on April 18, 2022 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.

DEBORAH C STANLEY  
Personal Representative

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

Estate No. 125854  
142516 (8-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANK R. TAYLOR

Notice is given that Phillip D. Taylor, whose address is 700 Gleneagles Drive, Fort Washington, MD 20744, was on June 23, 2022 appointed Personal Representative of the estate of Frank R. Taylor, who died on February 7, 2022 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 23rd day of December, 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.

PHILLIP D. TAYLOR  
Personal Representative

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

Estate No. 124932  
142524 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THEODOSIA L ALLEN

Notice is given that Theodosia Allen, whose address is 14900 Jensford Court, Bowie, MD 20721, was on July 29, 2022 appointed personal representative of the small estate of Theodosia L. Allen who died on July 1, 2022 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.

THEODOSIA ALLEN  
Personal Representative

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

Estate No. 125977  
142517 (8-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILLIAM ARTHUR SMITH JR

Notice is given that Wanda Coley Smith, whose address is 900 Corey Court, Bowie, MD 20721, was on August 1, 2022 appointed personal representative of the small estate of William Arthur Smith Jr who died on May 9, 2022 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.

WANDA COLEY SMITH  
Personal Representative

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

Estate No. 126003  
142518 (8-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
HILLIARD CHARNER  
AKA: HILLIARD D CHARNER

Notice is given that Ivan Charner, whose address is 8406 Cedar Street, Silver Spring, MD 20910, was on August 4, 2022 appointed personal representative of the small estate of Hilliard Charner who died on July 3, 2022 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.

IVAN CHARNER  
Personal Representative

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

Estate No. 125964  
142519 (8-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALAN POHLAND

Notice is given that Robert Pohland, whose address is 2502 Country Oak Ct, Odenton, MD 21113 was on August 2, 2022 appointed personal representative of the small estate of Alan Pohland, who died on October 25, 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.

ROBERT POHLAND  
Personal Representative

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

Estate No. 123431  
142521 (8-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BRIAN ALEXANDER SIMMONS

Notice is given that Desja Smith, whose address is 3411 Kidder Road, Clinton, MD 20735, was on July 28, 2022 appointed Personal Representative of the estate of Brian Alexander Simmons, who died on July 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of January, 2023.

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.

DESJA SMITH  
Personal Representative

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

Estate No. 125018  
142526 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GEORGIA SIMONE SWINTON

Notice is given that Dyamond Carroll, whose address is 8040 Ashford Blvd, Laurel, MD 20707, was on June 17, 2022 appointed Personal Representative of the estate of Georgia Simone Swinton, who died on April 10, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of December, 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.

DYAMOND CARROLL  
Personal Representative

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

Estate No. 125374  
142528 (8-11,8-18,8-25)

**LEGALS**

Jacob Deaven, Esquire  
Parker, Simon, & Kokolis, LLC  
110 N. Washington Street, Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RICHARD LEWIS SLAUGHTER

Notice is given that Thomas J. Kokolis, Esquire whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850 was on July 13, 2022 appointed personal representative of the small estate of Richard Lewis Slaughter, who died on September 19, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of November, 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) 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.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter.

THOMAS J. KOKOLIS,  
ESQUIRE  
Personal Representative

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

Estate No. 123322  
142522 (8-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES LOUIS BADEN JR.

Notice is given that April Bradshaw, whose address is 15220 Croom Rd., Brandywine, MD 20613 and Angie Goertz, whose address is 15226 Croom Road, Brandywine, MD 20613 and James L. Baden III, whose address is 8370 Dents Lane, Charlotte Hall, MD 20622 were on June 9, 2022 appointed Co-Personal Representatives of the estate of James Louis Baden Jr., who died on April 12, 2022 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 (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 December, 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.

APRIL BRADSHAW  
ANGIE GOERTZ  
JAMES L. BADEN III  
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. 125136  
142531 (8-11,8-18,8-25)

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## 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

**2810 BIRDSEYE LN.  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated July 19, 2007, recorded in Liber 28841, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$487,500.00, 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

**AUGUST 23, 2022 AT 10:47 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 353299-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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



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auctioneers

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[www.alexcooper.com](http://www.alexcooper.com)

142474

(8-4,8-11,8-18)

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

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

**5610 GREEN LEAF ROAD  
CHEVERLY, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 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, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 16, 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 \$26,000.00 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 # [2009-04313](#))

**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

142430

(7-28,8-4,8-11)

## 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

**5012 BRAYMER AVE.  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated July 20, 2011, recorded in Liber 32844, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$138,875.00, 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

**AUGUST 16, 2022 AT 10:59 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 \$12,000 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. 348408-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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



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142439

(7-28,8-4,8-11)

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

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

**5813 COOLIDGE STREET  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Joseph Hall and Kim Hall aka Kim Barnes, dated June 6, 2007, and recorded in Liber 28137 at folio 579 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, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 16, 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 \$23,000.00 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 # [15-616410](#))

**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

142431

(7-28,8-4,8-11)

## 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

**833 LAKE SHORE DR.  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated August 30, 2007, recorded in Liber 29347, Folio 613 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, 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

**AUGUST 16, 2022 AT 11:01 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 344567-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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



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(7-28,8-4,8-11)

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

**4002 91ST AVENUE  
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 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 At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 30, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # [17-603463](#))

**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

142508

(8-11,8-18,8-25)



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