

LEGALS

STATE OF WISCONSIN
CIRCUIT COURT
MANITOWOC COUNTY

Defendant:

Nicole B. Massey
6137 Hanlon Street
Capitol Heights, MD 20743

NOTICE

Case No. 22-SC-720

You are being sued by Fox Hills Owners Association in small claims court. A hearing will be held at the Manistowoc County Courthouse, 1010 South 8th Street, Manitowoc, Wisconsin, Room B-15, on October 11, 2022 at 1:30 p.m. or thereafter.

If you do not appear, a judgment may be given to the person suing you. A copy of the claim has been mailed to you at the address above.

Attorney John F. Mayer
MAYER, GRAFF & WALLACE LLP
1425 Memorial Drive, Suite B
Manitowoc, WI 54220
Attorney for Plaintiff
Phone: (920) 683-5800
State Bar I.D. No. 1017384

142807 (9-22,9-29,10-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOIS G FITZHUGH

Notice is given that Marlene Fitzhugh, whose address is 7605 Bentre Road, Fort Washington, MD 20744, was on July 21, 2022 appointed Personal Representative of the estate of Lois G Fitzhugh who died on June 4, 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.

MARLENE FITZHUGH
Personal Representative

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

Estate No. 125746
142782 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDRE RICARDO HARRIS

Notice is given that Rodney C Harris Sr, whose address is 503 Shady Glenn Drive, Capitol Heights, MD 20743, was on June 15, 2022 appointed Personal Representative of the estate of Andre Ricardo Harris, who died on March 20, 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 15th 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.

RODNEY C HARRIS SR
Personal Representative

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

Estate No. 124715
142793 (9-22,9-29,10-6)

I William Chase
1190 West Northern Parkway
Suite 124
Baltimore, MD 21210
410-433-4100

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH F VENUTO

Notice is given that Joshua E Zuberburg, whose address is 1190 West Northern Parkway #124, Baltimore, Maryland 21210, was on June 8, 2022 appointed Personal Representative of the estate of Joseph F Venuto, who died on November 11, 2018 without a will.

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

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

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

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

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

JOSHUA E ZUKERBURG
Personal Representative

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

Estate No. 122753
142786 (9-22,9-29,10-6)

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
CATHERINE L. POWLETTE

Notice is given that Patricia Christopher, whose address is 100 Washington St., Apt 1T, Hempstead, NY 11550, was on August 12, 2022 appointed Personal Representative of the estate of Catherine L. Powlett, who died on August 3, 2021 without a will.

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

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

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

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

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

PATRICIA CHRISTOPHER
Personal Representative

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

Estate No. 122065
142796 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORINE EUNICE RUSSELL

Notice is given that Randall Collins, whose address is 4304 Sandwich Court, Waldorf, MD 20601, was on July 14, 2022 appointed Personal Representative of the estate of Florine Eunice Russell, who died on February 11, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th 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.

RANDALL COLLINS
Personal Representative

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

Estate No. 124497
142794 (9-22,9-29,10-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON DAVID TYLER JR

Notice is given that Patreese E Lunsford, whose address is 1171 Bayview Vista, Annapolis, MD 21409, was on September 2, 2022 appointed Personal Representative of the estate of Leon David Tyler Jr, who died on July 30, 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 2nd day of March, 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.

PATREESE E LUNSFORD
Personal Representative

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

Estate No. 126090
142761 (9-15,9-22,9-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIE D NICELY

Notice is given that Derrick A Nicely, whose address is 10016 Treetop Lane, Lanham, MD 20706, was on July 28, 2022 appointed Personal Representative of the estate of Rosalie D Nicely, who died on May 28, 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 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.

DERRICK A NICELY
Personal Representative

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

Estate No. 125807
142795 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BYRON ALLEN MATTHEWS

Notice is given that Jasmine Matthews Curtis, whose address is 9015 Elk Ave, Upper Marlboro, MD 20774, was on September 2, 2022 appointed Personal Representative of the estate of Byron Allen Matthews, who died on July 29, 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 2nd day of March, 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.

JASMINE MATTHEWS CURTIS
Personal Representative

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

Estate No. 126196
142759 (9-15,9-22,9-29)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 11, 2022

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 11, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-097-2022 - A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2022 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
Blue Plains				
22/BP-01 Muirkirk	Two distribution warehouses with combined 220,000 SF. 9 C/D-4; Parcels 84, 85, 91, 115, 116, 117, 118, 128 & Lot 30	22.72 I-3/ IE	S5	S4
District 1				
Western Branch				
21/W-01 Darcey Farm	102 single-family detached units; minimum 2,700 SF; minimum sales price \$550,000. 83 B-1/2/3, Parcels 32, 44 & 96	153.24 R-A/ AR	5	4
District 6				
21/W-02 Rustic Woods	38 single-family detached units; minimum 3,000 SF; minimum sales price \$600,000. 29 E/F-3/4; Parcels A & 227; Lot 17 & Outlot A	31.31 R-R/ RR	5	4
District 4				
22/W-03 4805 Church Road	8 single-family detached units; minimum 4,000 SF; minimum sales price \$700,000. 46 C/D-4; Parcel 55	9.93 R-E/ RE	5	4
District 6				
Piscataway				
21/P-01 8115 & 8117 Holly Lane	2 single-family detached units; minimum 3,500 SF; minimum sales price \$650,000. 126 B-3; Lots 2 & 3	.968 & 1.05 R-E/ RE	5	3
District 9				
22/P-02 8935 Dyson Road Commercial Center	Retail space consisting of 73,000 SF of floor area; 135 C/D-4; p/o Parcel 114 & Parcel A	47+ C-M/ CS	5	4
District 9				
Mattawoman				
22/M-02 17010 Indian Head Highway	One (1) single-family detached unit; minimum 3,500 SF; to be developed and occupied by owner. 161 C-3; Parcel 58	2.69 R-R/ RR	5	3
District 9				
22/M-03 Love and Light Senior Care, LLC	A senior residential assisted living facility; approximately 4,679+ SF building; 161 C-4; Parcel 198	1.08 R-A/ AR	5	Interim Septic System Usage
District 9				

Category 3 – Community System
Category 4 – Community System Adequate for Development Planning
Category 5 – Future Community System
Category 6 – Individual System

The County Council is currently experiencing technical difficulties with its in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually 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 or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

142809 (9-22,9-29)

The Prince
George's Post
Serving
Prince George's County
301.627.0900

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from David A. Gehman and Beverly A. Gehman to Wyndham Vacation Resorts, Inc., recorded 2/23/2018, in Liber 40610 at folio 168 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/516, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142631 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Dollrea H. McNeil, Doctelia M Johnson Gibson, and Aleshia Deann-Lange Bradshaw to Wyndham Vacation Resorts, Inc., recorded 3/8/2018, in Liber 40665 at folio 403 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/514, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 742,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 742,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

LEGALS

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.04 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142632 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Gladys M. Thompson and Willie E. Mack to Wyndham Vacation Resorts, Inc., recorded 6/4/2018, in Liber 40946 at folio 458 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/512, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 603,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 603,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142633 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.
REIT MANAGEMENT LLC

10535 BEACON RIDGE DRIVE #103

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

10535 Beacon Ridge Drive # 103, Bowie, MD 20721, 13th Election District, described as follows: Bldg 13 Unit 1 3-103, 6,509.0000 Sq.Ft. & Imps. The Vistas at Lake, Assmt \$116,000 Lib 41030 Fl 427 Unit 103 and assessed to Reit Management LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22286

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 10535 Beacon Ridge Drive # 103, Bowie, MD 20721 in the 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:

Bldg 13 Unit 1 3-103 6,509.0000 Sq.Ft. & Imps. The Vistas at Lake Assmt \$116,000 Lib 41030 Fl 427 Unit 103 and assessed to Reit Management LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142694 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.
GOOD TIME HOMES LLC

WALNUT STREET FINANCE, LLC nka WALNUT STREET FINANCE OF MARYLAND, LLC aka WALNUT

7714 TINKERS CREEK DRIVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

7714 Tinkers Creek Drive, Clinton, MD 20735, 9th Election District, described as follows: Plat 2, 13,090.0000 Sq.Ft. & Imps. Tinkers Creek Esta Lot 9 Blk D, Assmt \$391,100 Lib 41919 Fl 536 and assessed to Good Time Homes LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22287

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 7714 Tinkers Creek Drive, Clinton, MD 20735 in the 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:

Plat 2 13,090.0000 Sq.Ft. & Imps. Tinkers Creek Esta Lot 9 Blk D Assmt \$391,100 Lib 41919 Fl 536 and assessed to Good Time Homes LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142695 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.
VICTOR HUGO MATIAS

8655 GREENBELT ROAD APARTMENT 201

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

8655 Greenbelt Road Apartment 201, Greenbelt, MD 20770, 21st Election District, described as follows: Courts Condominium Phase III Bld G 8655 Unit 201, 2,051.0000 Sq.Ft. & Imps. Chelsea Woods-phas, Assmt \$106,000 Lib 39036 Fl 260 Unit 8655 2 and assessed to Matias Victor H.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22288

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8655 Greenbelt Road Apartment 201, Greenbelt, MD 20770 in the 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:

Courts Condominium Phase III Bld G 8655 Unit 201 2,051.0000 Sq.Ft. & Imps. Chelsea Woods-phas Assmt \$106,000 Lib 39036 Fl 260 Unit 8655 2 and assessed to Matias Victor H.

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

It is thereupon this 6th day of September, 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 8th day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142741 (9-15,9-22,9-29)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

TONZA R. BEASLEY
12122 Apache Tears Circle
Laurel, MD 20708

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-17027

Notice is hereby given this 31st 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 12122 Apache Tears Circle, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 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 3rd day of October, 2022.

The report states the purchase price at the Foreclosure sale to be \$307,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

142736 (9-15,9-22,9-29)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Bruce Baker to Wyndham Vacation Resorts, Inc., recorded 9/9/2013, in Liber 35185 at folio 649 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/518, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 1,091,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 707, 807, 907, 1007, 1011, 1013, 1015, 1017, 1021, and 1022 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 1,091,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142640 (9-8,9-15,9-22)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Shonna L. Brown and Christopher S. Brown to Wyndham Vacation Resorts, Inc., recorded 4/19/2018, in Liber 40801 at folio 244 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/548, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 803,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 803,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-

LEGALS

ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142641 (9-8,9-15,9-22)

LEGALS**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Maureen A. Socha and Stanley Socha to Wyndham Vacation Resorts, Inc., recorded 7/19/2018, in Liber 41151 at folio 550 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/550, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 933,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 933,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142642 (9-8,9-15,9-22)

LEGALS

Mark H. Wittstadt, Esquire
Quintairos, Prieto, Wood & Boyer, P.A.
1966 Greenspring Dr LL2
Timonium, Maryland 21093
(410)238-2840

**SUBSTITUTE TRUSTEES' SALE
IMPROVED REAL PROPERTY**

**3910 ONEIDA PLACE,
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Purchase Money Deed of Trust from Ivan E. Collazo-Nunez and Natalie F. Rayner dated June 15, 2007 and recorded in Liber 28139, Folio 454, among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, and at the request of the parties secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, MD 20772 (Front of Main Street entrance Duval Wing of Courthouse complex).

OCTOBER 4, 2022 AT 11:30 AM

Being Known and designated as Lots Numbered One Hundred Thirty-two and One hundred Thirty-Three.

(132 & 133) in Block lettered "D" in subdivision known as "SECTION 3, HYATTSVILLE HILLS" as per plat thereof recorded in Plat Book SDH 3 at plat 20 among the Land Records of Prince George's County, Maryland.

ALL THAT FEE SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, the property address known as 3910 Oneida Place, Hyattsville, MD 20782.

Tax ID # 16-1826049

The property will be sold in an "as is" condition and subject to all covenants, conditions, liens, restrictions, easements, agreements, and rights-of-way as may affect same, if any and with no warranty of any kind.

TERMS OF SALE: A deposit of \$25,000.00 will be required at the time of sale, such deposit to be in cashier's check or certified check, or other form acceptable to the Substitute Trustees in their sole discretion. Balance of the purchase price is to be paid in cash within ten (10) days of the final ratification of sale by the Circuit Court for Prince George's County. If payment of the balance does not take place within ten (10) days of ratification, the deposit(s) may be forfeited, and the property may be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Interest to be paid on unpaid purchase money at the rate of 4.25000% per annum from date of sale to date funds are received in the office of the Substitute Trustees in the event the property is purchased by someone other than the holder of the indebtedness. In the event settlement is delayed for any reason, there shall be no abatement of interest. All taxes, ground rent, water, condominium fees and/or homeowner association dues, all public charges, assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses for the property shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the 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. Upon refund of the deposit to purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the property by the Substitute Trustees to the purchaser at settlement shall be by Trustees' Deed without covenants or special warranties.

The Substitute Trustees reserve the right to: (1) accept or reject any and all bids and to sell the property in any manner which the Substitute Trustees determines, in their sole discretion, which may provide the highest yield to the secured party, (2) modify or waive the requirement for bidders' deposits and terms of sale and/or settlement, and (3) to withdraw all or any part of the property from the sale prior to acceptance of the final bid.

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. No representations are made as to the property. Neither the Substitute Trustees, nor any other party, make any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The property will be sold subject to any violation notices and subject to all conditions, restrictions, easements, covenants, encumbrances, and agreements of record and all terms, conditions, notes, and matters as set forth and described in the Deed of Trust. The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

NOTE: The information contained herein was obtained from sources deemed to be reliable but is offered for informational purposes only. Neither the auctioneer, the beneficiary of the Deed of Trust, the Substitute Trustees nor their agents or attorneys make any representations or warranties with respect to the accuracy of information.

PROSPECTIVE PURCHASERS ARE URGED TO PERFORM THEIR OWN DUE DILIGENCE WITH RESPECT TO THE PROPERTY PRIOR TO THE FORECLOSURE AUCTION. For additional information, please contact the Substitute Trustees.

Mark H. Wittstadt and Justin T. Hoy, Substitute Trustees

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142765 (9-15,9-22,9-29)

LEGALS**PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, SEPTEMBER 26, 2022
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.****Text Amendment Application No. 262 (Ordinance No. 1999)
Code Update**

"The Mayor and City Council of Laurel are seeking approval to amend Chapter 20 "Land Development and Subdivision" to update definitions, update the residential use table, commercial use table, office use table, industrial use table, and parking table. The proposed update is part of a comprehensive review and update of the City's zoning code, for **recommendation** to the Mayor and City Council.

Meetings pertaining to this application will be held virtually and in-person. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/clerk/meetings> and submit a speaker list if you wish to speak.

142719 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Vicki M. Saulters to Wyndham Vacation Resorts, Inc., recorded 3/15/2017, in Liber 39236 at folio 73 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/510, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 602,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 602,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.18 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142634 (9-8,9-15,9-22)

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Lucia W. Nemer to Wyndham Vacation Resorts, Inc., recorded 11/21/2017, in Liber 40274 at folio 408 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/506, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 1,000,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 1,000,500 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate

LEGALS

of 13.06 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142635 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Girosalee A. Hilliard to Wyndham Vacation Resorts, Inc., recorded 6/4/2018, in Liber 40946 at folio 558 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/504, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 295,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 295,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142636 (9-8,9-15,9-22)

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

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

UZOMA OLUMBA

8673 GREENBELT ROAD APARTMENT T1

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

8673 Greenbelt Road Apartment T1, Greenbelt, MD 20770, 21st Election District, described as follows: Bldg 8673 Unit t-1, 2,274.0000 Sq.Ft. & Imps. Chelsea Woods Cour, Assmt \$106,000 Lib 36913 FI 518 Unit 8673 T and assessed to Olumba Uzoma.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22289**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8673 Greenbelt Road Apartment T1, Greenbelt, MD 20770 in the 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:

Bldg 8673 Unit t-1 2,274.0000 Sq.Ft. & Imps. Chelsea Woods Cour Assmt \$106,000 Lib 36913 FI 518 Unit 8673 T and assessed to Olumba Uzoma.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142697 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

TROY DANIEL ELBEN

8917 RACE TRACK ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

8917 Race Track Road, Bowie, MD 20715, 14th Election District, described as follows: 1.0400 Acres. & Imps., Assmt \$280,900 Map 029 Grid F2 Par 196 Lib 41860 FI 417 and assessed to Elben Troy Daniel.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22290**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8917 Race Track Road, Bowie, MD 20715 in the 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:

1.0400 Acres. & Imps. Assmt \$280,900 Map 029 Grid F2 Par 196 Lib 41860 FI 417 and assessed to Elben Troy Daniel.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-

cumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

142698 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

VYAN SMITH

10124 CAMPUS WAY SOUTH APARTMENT 304-1B

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

10124 Campus Way South Apartment 304-1b, Upper Marlboro, MD 20774, 13th Election District, described as follows: 3rd Supplement ARY Plat Unit 304-1B, 1,432.0000 Sq.Ft. & Imps. Treetop Condo, Assmt \$63,000 Lib 35658 FI 312 Unit 304-1B and assessed to Smith Vyan.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22291**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 10124 Campus Way South Apartment 304-1b, Upper Marlboro, MD 20774 in the 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:

3rd Supplement ARY Plat Unit 304-1B 1,432.0000 Sq.Ft. & Imps. Treetop Condo Assmt \$63,000 Lib 35658 FI 312 Unit 304-1B and assessed to Smith Vyan.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142699 (9-8,9-15,9-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN WILLIAMS
AKA: CAROLYN ELIZABETH WILLIAMS

Notice is given that Melissa Nixon, whose address is 617 S Walter Reed Drive, Arlington, VA 22202, was on September 6, 2022 appointed Personal Representative of the estate of Carolyn Williams, who died on May 16, 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 6th day of March, 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.

MELISSA NIXON
Personal Representative

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

Estate No. 125811
142760 (9-15,9-22,9-29)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Dana N. Logan and Rose Logan to Wyndham Vacation Resorts, Inc., recorded 4/21/2017, in Liber 39459 at folio 102 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/502, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 654,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 654,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142637 (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tandra Calloway and Asim S Calloway to Wyndham Vacation Resorts, Inc., recorded 2/9/2018, in Liber 40566 at folio 122 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/508, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,462,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,462,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

LEGALS

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.41 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142638 (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tony M. Dewitt and Luettie Dozier Dewitt to Wyndham Vacation Resorts, Inc., recorded 10/25/2013, in Liber 35343 at folio 110 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/500, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142639 (9-8,9-15,9-22)

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 27, 2022

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

10:00 A.M.

Notice is hereby given that on Tuesday, September 27, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-081-2022 – A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of approving a multi-year contract to procure Claims Administration Services for Prince George's County, Maryland on behalf of the Prince George's County Office of Finance/Risk Management Unit.

CR-098-2022 – A RESOLUTION CONCERNING SECTION 108 LOAN POOL APPLICATION TO ESTABLISH A LOAN POOL FOR HOUSING REHABILITATION, ACQUISITION OF REAL PROPERTY, ECONOMIC DEVELOPMENT AND PUBLIC FACILITIES ACTIVITIES for the purpose of approving an application to the United States 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 County Council is currently experiencing technical difficulties with its in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually 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 or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

142764 (9-15,9-22)

LEGALS

ORDER OF PUBLICATION	ORDER OF PUBLICATION
BRITTANY WILSON-SEY, Plaintiff	BRITTANY WILSON-SEY, Plaintiff
v.	v.
MATTIE BRISCOE	GEORGE SEYMORE
ANDRE BRISCOE	BANK OF AMERICA, N.A.
5421 TILDEN ROAD	3414 BELLEVIEW AVENUE
and	and
Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)	Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and	and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

5421 Tilden Road, Bladensburg, MD 20710, 2nd Election District, described as follows: 5,044.0000 Sq.Ft. & Imps. Washington Suburba Lot 15 Blk H, Assmt \$244,300 Lib 05446 FI 547 and assessed to Briscoe Mattie & Andre.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-25449

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5421 Tilden Road, Bladensburg, MD 20710 in the 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:

5,044.0000 Sq.Ft. & Imps. Washington Suburba Lot 15 Blk H Assmt \$244,300 Lib 05446 FI 547 and assessed to Briscoe Mattie & Andre.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142686 (9-8,9-15,9-22)

3414 Belleview Avenue, Hyattsville, MD 20785, 2nd Election District, described as follows: 6,782.0000 Sq.Ft. & Imps. Cheverly Lot 243 Blk 40, Assmt \$370,600 Lib 15856 FI 191, and assessed to Seymore George.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-25448

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 3414 Belleview Avenue, Hyattsville, MD 20785 in the 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:

6,782.0000 Sq.Ft. & Imps. Cheverly Lot 243 Blk 40 Assmt \$370,600 Lib 15856 FI 191 Assmt \$370,600 Lib 15856 FI 191 and assessed to Seymore George.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142687 (9-8,9-15,9-22)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
16310 Accolawn Road, Accokeek, MD 20607**

By virtue of the power and authority contained in a Deed of Trust from HELEN B. STONE and THOMAS L. STONE, dated November 17, 1999 and recorded in Liber 13488 at Folio 344 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on
**FRIDAY, SEPTEMBER 30, 2022
AT 3:00 P.M.**

all that property described in said Deed of Trust as follows:

PART OF LOT FIFTEEN (15) IN THE SUBDIVISION OF "ACCOKEEK LAWN" AS PER PLAT THEREOF IN PLAT BOOK BB 7 FOLIO 80 CONTAINING 0.57 ACRES AS DESCRIBED IN A DEED DATED JANUARY 7, 1976 AS RECORDED AT LIBER 4573 FOLIO 647.05-61030-00.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

142732 (9-15,9-22,9-29)



LEGALS

ROBIN RUCKER GAILLARD
1401 Mercantile Lane, Suite 571
Largo, MD 20774
301-363-2933

JOHN SHIN ESQ.
10440 Little Patuxent Pkwy
Suite 300
Columbia, MD 21044
410-740-5649

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS**

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY N GREENE

Notice is given that Everett A Greene Sr, whose address is 15010 Peartree Drive, Bowie, MD 20721, and Mya J Greene, whose address is 4403 Hangrove Road, Temple Hills, MD 20748, were on August 31, 2022 appointed Co-Personal Representatives of the estate of Gregory N Greene who died on September 30, 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 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 28th day of February, 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.

**EVERETT A GREENE SR
MYA J GREENE**
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. 121917
142757 (9-15,9-22,9-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TRESSA ORNETTA CAMPBELL

Notice is given that Kendra Felicia Campbell, whose address is 473 Boulder Run, Hiram, GA 30141, was on August 10, 2022 appointed Personal Representative of the estate of Tressa Ornetta Campbell, who died on December 18, 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 10th day of February, 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.

KENDRA FELICIA CAMPBELL
Personal Representative

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

Estate No. 123815
142789 (9-22,9-29,10-6)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7740 Lakecrest Drive, Greenbelt, MD 20770**

By virtue of the power and authority contained in a Deed of Trust from Patricia Daukantas, dated November 22, 2002 and recorded in Liber 16618 at Folio 394 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on
**FRIDAY, SEPTEMBER 30, 2022
AT 3:15 P.M.**

all that property described in said Deed of Trust as follows:

Unit Numbered Seven Thousand Seven Hundred Forty (7740), As Established Pursuant To The Horizontal Property Act Of The State of Maryland Known As and Called "Charlestown Village Condominium" As Per Plat Filed In Condominium Building Plat Book WWW 53 at Plat 74, As Established Pursuant To Master Deed Dated May 31, 1972 And Recorded June 12, 1972 In Liber 4080, Folio 565, By Eressler & Rhiner, Inc. A Delaware Corporation And Being Part Of The Subdivision Known As and Called "Parcel A, Charlestown Village," As Per Plat Filed In Plat Book of Prince George's County, Maryland, Being In the 21st Election District: Tax Account No. 21-2315414.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

142735 (9-15,9-22,9-29)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, SEPTEMBER 27, 2022

**VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>
10:00 A.M.**

Notice is hereby given that on Tuesday, September 27, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual as Commissioner for the Washington Suburban Sanitary Commission (WSSC) representing Prince George's County:

Ms. Lynnette D. Espy-Williams Appointment
Replacing: Mr. Christopher Lawson
Term Expiration: 6/1/2024

Appointment of the following individual to the Redevelopment Authority Board of Prince George's County:

Ms. Madye G. Henson Appointment
Replacing: Mr. David C. Harrington
Term Expiration: 7/28/2025

Appointment of the following individual as Director of the Department of Public Works and Transportation (DPW&T) for Prince George's County:

Mr. Michael D. Johnson, P.E.

Appointment of the following individual to the Taxicab Board for Prince George's County:

Ms. Sharon C. McInnis Appointment: Citizen Member
Replacing: Vacant
Term Expiration: 6/30/2024

Appointment of the following individuals as members of the Commission for Individuals with Disabilities for Prince George's County:

Mr. Kafi B. Agboola, RPh Appointment: Agency/Provider Member
Replacing: Vacant (Donna Njoku)
Term Expiration: 7/01/2025

Mr. William R. Brownlee Appointment Agency/Provider Member
Replacing: Andrea Thomas
Term Expiration: 7/01/2023

Ms. Veronica L. Davila-Steele Reappointment: Consumer Member
Term Expiration: 7/1/2025

142757 (9-15,9-22,9-29)

142789 (9-22,9-29,10-6)

LEGALS

Ms. Tiffany C. Harkless Reappointment: General Member
Term Expiration: 7/1/2025

Ms. Phyllis A. Holton Appointment: Agency/Provider Member
Replacing: Vacant (Oyetunde Oyegoke)
Term Expiration: 7/1/2024

Ms. Doris L. Jones Appointment: Consumer Member
Replacing: Lynda Taylor
Term Expiration: 7/1/2023

Mr. Frederick J.M. Kamara Appointment: Consumer Member
Replacing: Gloria Jones Swieringa
Term Expiration: 7/1/2024

Mr. James E. McDowell Appointment: General Member
Replacing: Vacant (Susan Stanley)
Term Expiration: 7/1/2025

Ms. Natalie G. Mitchell Appointment: General Member
Replacing: Vacant (Barbara Harris)
Term Expiration: 7/1/2023

Mr. Raymond Raysor Reappointment: Consumer Member
Term Expiration: 7/1/2023

Ms. Marja L. Reed Reappointment: Agency/
Provider Member
Term Expiration: 7/1/2025

The County Council is currently experiencing technical difficulties with its in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually 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 or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

142762 (9-15,9-22)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as**

12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, SEPTEMBER 30, 2022
AT 3:10 P.M.**

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHTEEN (18), IN A SUBDIVISION KNOWN AS "PHELP'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772.

TAX ID #: 15-3641412.

TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

******THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS******

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

142734 (9-15,9-22,9-29)

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

**1308 WHISTLING DUCK DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28405, Folio 522 among the Land Records of Prince George's County, MD, with an original principal balance of \$475,000.00, 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

OCTOBER 12, 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 \$27,000 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. 196139-1)

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

142769 (9-22,9-29,10-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **FRANCIS L WALSKI JR** AKA: FRANCIS LEON WALSKI JR

Notice is given that Deborah A Hull-Walski, whose address is 5705 39th Avenue, Hyattsville, MD 20781, was on September 9, 2022 appointed personal representative of the small estate of Francis L Walski Jr who died on June 20, 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 A HULL-WALSKI
Personal Representative

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

Estate No. 126467
142774 (9-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SOO K CHAI**

Notice is given that Mary Ann Chai, whose address is 3142 Gracefield Road, Apt 110, Silver Spring, MD 20904, was on September 9, 2022 appointed personal representative of the small estate of Soo K Chai who died on May 17, 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.

MARY ANN CHAI
Personal Representative

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

Estate No. 125855
142775 (9-22)

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

**4001 BEDFORD WAY
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated November 20, 2003, recorded in Liber 28710, Folio 19 and re-recorded in Liber 47017, folio 400 among the Land Records of Prince George's County, MD, with an original principal balance of \$92,000.00, 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

OCTOBER 12, 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 \$6,000 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. 353569-1)

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

142770 (9-22,9-29,10-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DEVITA JENKINS**

Notice is given that Bernice C Miller, whose address is 1826 Longford Drive, Hyattsville, MD 20782, was on September 9, 2022 appointed personal representative of the small estate of Devita Jenkins, who died on August 17, 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 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.

BERNICE C MILLER
Personal Representative

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

Estate No. 126483
142776 (9-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LEONARD ARTHUR JAFFE**

Notice is given that Sandra J Corbett, whose address is 3713 Milford Branch Place, Henrico, VA 23233, was on September 13, 2022 appointed personal representative of the small estate of Leonard Arthur Jaffe, who died on May 26, 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 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.

SANDRA J CORBETT
Personal Representative

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

Estate No. 125931
142777 (9-22)

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

**13808 CHESTNUT OAK LN.
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005, recorded in Liber 23043, Folio 170 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,946.00, 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

OCTOBER 12, 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 \$64,000 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. 69192-1)

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

142771 (9-22,9-29,10-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GWENDOLYN M GLOVER**

Notice is given that Ronald Royster, whose address is 15601 Rhone Court, Accokeek, MD 20607, was on September 12, 2022 appointed personal representative of the small estate of Gwendolyn M Glover, who died on July 20, 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 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.

RONALD ROYSTER
Personal Representative

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

Estate No. 125974
142778 (9-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **INEZ GORDON**

Notice is given that Ramon Gordon, whose address is 2306 Old Gate Court, Fort Washington, MD 20744, was on August 30, 2022 appointed Personal Representative of the estate of Inez Gordon, who died on October 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 February, 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 claim 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.

RAMON GORDON
Personal Representative

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

Estate No. 124358
142787 (9-22,9-29,10-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3120 COURTSIDE ROAD
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Mark A. Branch, dated June 4, 2007 and recorded in Liber 28350, Folio 353 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$697,500.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **OCTOBER 4, 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 \$49,000.00 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

142742 (9-15,9-22,9-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8211 CAGLE ROAD
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Benjamin F. Bartolome, and Beatriz M. Bartolome, dated February 8, 2007 and recorded in Liber 27185, Folio 429 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,000.00, and an original interest rate of 6.375%, 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 **OCTOBER 4, 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 \$25,000.00 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

142743 (9-15,9-22,9-29)

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

**11106 BENNINGTON DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006, recorded in Liber 25598, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,750.00, 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

OCTOBER 4, 2022 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$25,000 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. 346266-1)

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

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

 **ALEX COOPER**
auctioneers

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

142746 (9-15,9-22,9-29)

LEGALS

Charles E. Walton, Esq.
10905 Fort Washington Rd Suite 201
Fort Washington, MD 20744
301-292-8357

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PERCELL EDWARDS**

Notice is given that Laronzo Ways, whose address is 3712 Bladensburg Road, Apt. 5, Brentwood, MD 20722, was on August 5, 2022 appointed Personal Representative of the estate of Percell Edwards, who died on January 9, 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 5th day of February, 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.

LARONZO WAYS
Personal Representative

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

Estate No. 123847
142784 (9-22,9-29,10-6)

Giannina Lynn, Attorney-at-Law
1008 Pennsylvania Avenue SE
Washington, DC 20003
202-544-2200

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of District of Columbia appointed Antoinette Mitchell, whose address is 4523 Iowa Avenue NW, Washington, DC 20011 and Robin Kelley, whose address is 5103 N. Capitol Street NE, Washington, DC 20011 as the co-Personal Representatives of the Estate of Shirley P. Glover who died on February 10, 2018 domiciled in Washington, DC.

The Maryland resident agent for service of process is Elizabeth Forgonson Goldberg, whose address is 6616 Radnor Road, Bethesda, MD 20817.

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

ANTOINETTE MITCHELL
ROBIN KELLEY
Foreign Personal Representatives

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

Estate No. 126485
142799 (9-22,9-29,10-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KURIAKOSE J. METHIPARA**

Notice is given that Mary Methipara, whose address is 11 Ridge Rd., Unit N, Greenbelt, MD 20770, was on July 28, 2022 appointed Personal Representative of the estate of Kuriakose J. Methipara who died on March 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 (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.

MARY METHIPARA
Personal Representative

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

Estate No. 125788
142781 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DIANE ELIZABETH CLAYBROOKS ABLE**

Notice is given that William Claybrooks, whose address is 14900 River Chase Court, Bowie, MD 20715 and Wendy Trice, whose address is 462 Mainview Court, Glen Burnie, MD 21061, was on July 28, 2022 appointed Co-Personal Representatives of the estate of Diane Elizabeth Claybrooks Able, who died on June 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 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 28th 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.

WILLIAM CLAYBROOKS
WENDY TRICE
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. 125671
142798 (9-22,9-29,10-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARGARIE S HALL**

Notice is given that Charlotte J. Hall, whose address is 119 Fox Lane, Lancaster, VA 22503, was on July 26, 2022 appointed Personal Representative of the estate of Margarie S. Hall, who died on May 27, 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.

CHARLOTTE J. HALL
Personal Representative

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

Estate No. 125871
142791 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MELVIN LEON BOSTON**

Notice is given that Delois H Boston, whose address is 8407 Dunbar Avenue, Landover, MD 20785, was on August 17, 2022 appointed Personal Representative of the estate of Melvin Leon Boston, who died on May 9, 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 February, 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.

DELOIS H BOSTON
Personal Representative

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

Estate No. 125508
142788 (9-22,9-29,10-6)

LEGALS

PUBLICATION ORDER

DWIGHT F. WILLIAMS
c/o Hijazi Law Group, LLC
3231 Superior Lane, Suite A-26
Bowie, MD 20715

Plaintiff

v.

SABIRUDDIN AHMED
5301 Westbard Circle, Apt. 107
Bethesda, MD 20816

and

ARIFA AHMED
5301 Westbard Circle, Apt. 107
Bethesda, MD 20816

and

ALL OCCUPANTS
Woodberry Street
Lanham, MD 20706

and

WELLS FARGO BANK, N.A.
Serve on:
CSC-Lawyers Incorporating Service
Company
7 St. Paul Street Suite 820
Baltimore, MD 21202

and

PRINCE GEORGE'S COUNTY,
MARYLAND
Serve on:
Prince George's County Office of
Law
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

Heirs, devisees, personal representa-
tives, and executors, administra-
tors, grantees, assigns or successors
in right, title, or interest and any
and all unknown persons having or
claiming to have any interest in the
property and premises situate, de-
scribed as:

Parcel A, 15,079,000 Sq.Ft.
Rutledge Blk F
Known as: Woodberry Street, Lan-
ham, Maryland 20706

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CIVIL DIVISION
Case No.: CAEF 22-20282**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty:

Property Address: 00000 Woodberry
Street, Lanham, MD 20706
Description: Parcel A, 15,079,000
Sq.Ft. Rutledge Blk F; Known as:
00000 Woodberry Street, Lanham,
MD 20706
Liber/Folio: 07017/386
Assessed To: Ahmed Sabiruddin &
Arifa

The Complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although more than seven (7)
months from the date of sale has ex-
pired.

It is thereupon this 29th day of Au-
gust, 2022, by the Circuit Court for
Prince George's County hereby:

ORDERED, that notice be given by
the insertion of a copy of this Order
in some weekly newspaper having
a general circulation in Prince
George's County, once a week for
three successive weeks on or before
the 23rd day of September, 2022,
warning all persons interested in
the said property to be and appear
in this Court by the 1st day of No-
vember, 2022, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of re-
demption in this Property and vest-
ing 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
142681 (9-8,9-15,9-22)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

KENNETH IKARD
8401 Willet Place
Clinton, MD 20735

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-07899**

Notice is hereby given this 31st
day of August, 2022, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 8401 Willet Place,
Clinton, MD 20735, made and re-
ported by the Substitute Trustee, will
be RATIFIED AND CONFIRMED,
unless cause to the contrary there-
of be shown on or before the 3rd day
of October, 2022, provided a copy of
this NOTICE be inserted in some
weekly newspaper printed in said
County, once in each of three suc-
cessive weeks before the 3rd day of
October, 2022.

The report states the purchase
price at the Foreclosure sale to be
\$274,130.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
142737 (9-15,9-22,9-29)

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.

John E. Dotson
a/k/a Johnnie Earl Dotson

AND

Lindin L. Dotson,
a/k/a Lindin Louise Dotson

5800 66th Avenue
Riverdale, MD 20737

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-15541**

Notice is hereby given this 31st
day of August, 2022, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 3rd day of October, 2022, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George's
County, once in each of three suc-
cessive weeks before the 3rd day of
October, 2022.

The Report of Sale states the
amount of the foreclosure sale price
to be \$255,000.00. The property sold
herein is known as 5800 66th Ave-
nue, Riverdale, MD 20737.

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

True Copy—Test:
Mahasin El Amin, Clerk
142739 (9-15,9-22,9-29)

LEGALS

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.

Alice L Lewis

AND

Joseph S. Saffell, Jr.

9208 Ispahan Loop
Laurel, MD 20708

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-13028**

Notice is hereby given this 7th day
of September, 2022, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and reported, will be ratified and
confirmed, unless cause to the con-
trary thereof be shown on or before
the 7th day of October, 2022, pro-
vided a copy of this notice be pub-
lished in a newspaper of general
circulation in Prince George's
County, once in each of three suc-
cessive weeks before the 7th day of
October, 2022.

The Report of Sale states the
amount of the foreclosure sale price
to be \$310,000.00. The property sold
herein is known as 9208 Ispahan
Loop, Laurel, MD 20708.

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

True Copy—Test:
Mahasin El Amin, Clerk
142751 (9-15,9-22,9-29)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CATHERINE FOX
2810 Birdseye Lane
Bowie, MD 20715

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-02203**

Notice is hereby given this 31st
day of August, 2022, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 2810 Birdseye
Lane, Bowie, MD 20715, made and
reported by the Substitute Trustee,
will be RATIFIED AND CONFIRMED,
unless cause to the contrary there-
of be shown on or before the 3rd day
of October, 2022, provided a copy of
this NOTICE be inserted in some
weekly newspaper printed in said
County, once in each of three suc-
cessive weeks before the 3rd day of
October, 2022.

The report states the purchase
price at the Foreclosure sale to be
\$324,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
142738 (9-15,9-22,9-29)

LEGALS

**MARYLAND DEPARTMENT
OF THE ENVIRONMENT
WATER AND SCIENCE
ADMINISTRATION**

**Notice of Application for
State Wetland Licenses,
Private Wetland Permits,
Nontidal Wetlands and
Waterways Permits and/or
Water Quality Certification and
the Opportunity to Provide
Written Comment or Request an
Informational Hearing**

The Water and Science Adminis-
tration is reviewing the following
applications for State Wetland Li-
censes, Private Wetland Permits,
Nontidal Wetlands and Waterways
Permits and/or Water Quality Cer-
tifications. The applications and re-
lated information are on file at the
Administration. Arrangements
may be made for inspection and
copying of file materials. Interest-
ed parties may provide written com-
ments on the application or request
an informational hearing on any
listed application. A request for a
hearing must be in writing and pro-
vide the following information: 1) Name,
Address, and Telephone Number of
the person making the request; 2) The
identity of any other person(s) the
requestor is representing; and 3) the
specific issues proposed to be con-
sidered at the hearing. Please refer to
the case number (i.e., 00-NT-0000,
00-WL-000, 00-WP-000, 00-WQC-0000)
which identifies each application.
Address correspondence to the at-
tention of the Administration con-
tained in the project's public notice.
If none is listed, send correspon-
dence to the Wetlands and Water-
ways Program, Water and Science
Administration, 1800 Wash-
ington Boulevard Baltimore, Mary-
land, 21230. For questions regard-
ing any public notice, you can con-
tact the Wetlands and Waterways
Program by Telephone; (410) 537-
3456. Written comments or re-
quests for a hearing must be re-
ceived on or before October 15, 2022
unless otherwise noted in the Public
Notice.

Prince George's County

202261120/22-WL-0714: PRINCE
GEORGE'S COUNTY DEPART-
MENT OF THE ENVIRONMENT,
at 1801 McCormick Drive, Suite 500,
Largo, Maryland 20774 has applied
to construct 900 feet of low profile
stone sill, sand containment struc-
ture with nine 10-foot wide stone-
lined vents extending a maximum
of 35 feet channelward of the mean
high water line; and fill and grade
with 226 cubic yards of sand along
948 feet of eroding shoreline and
plant with approximately 0.54 acres
of tidal freshwater marsh vegeta-
tion. To construct one stormwater
outfall retrofit by emplacing 54
square feet of rock outlet protection
at an existing discharge pipe within
15 feet channelward of the mean
high water line. The purpose of the
project is to provide shoreline ero-
sion control. The proposed project
is located within the tidal waters
of the Anacostia River in Prince
George's County at Colmar Manor
Community Park, at 3508 38th
Street, Colmar Manor, 20722. For
more information, please contact
Melissa McCanna at Melissa.mccanna@maryland.gov or at 410-537-
4053.

142801 (9-22)

LEGALS

**MARYLAND DEPARTMENT
OF THE ENVIRONMENT
WATER AND SCIENCE
ADMINISTRATION**

**Notice of Application for
State Wetland Licenses,
Private Wetland Permits,
Nontidal Wetlands and
Waterways Permits and/or
Water Quality Certification and
the Opportunity to Provide
Written Comment or Request an
Informational Hearing**

The Water and Science Adminis-
tration is reviewing the following
applications for State Wetland Li-
censes, Private Wetland Permits,
Nontidal Wetlands and Waterways
Permits and/or Water Quality Cer-
tifications. The applications and re-
lated information are on file at the
Administration. Arrangements
may be made for inspection and
copying of file materials. Interest-
ed parties may provide written com-
ments on the application or request
an informational hearing on any
listed application. A request for a
hearing must be in writing and pro-
vide the following information: 1) Name,
Address, and Telephone Number of
the person making the request; 2) The
identity of any other person(s) the
requestor is representing; and 3) the
specific issues proposed to be con-
sidered at the hearing. Please refer to
the case number (i.e., 00-NT-0000,
00-WL-000, 00-WP-000, 00-WQC-0000)
which identifies each application.
Address correspondence to the at-
tention of the Administration con-
tained in the project's public notice.
If none is listed, send correspon-
dence to the Wetlands and Water-
ways Program, Water and Science
Administration, 1800 Wash-
ington Boulevard Baltimore, Mary-
land, 21230. For questions regard-
ing any public notice, you can con-
tact the Wetlands and Waterways
Program by Telephone; (410) 537-
3456. Written comments or re-
quests for a hearing must be re-
ceived on or before October 15, 2022
unless otherwise noted in the Public
Notice.

Prince George's County

202261185/22-NT-0171: MR. JACK
RUSHFORD - PENZANCE DC
REAL ESTATE FUND PROPERTIES
LLC, 1680 Wisconsin Ave NW Suite
300, Washington, DC 20707 has ap-
plied to construct a warehouse facil-
ity and associate infrastructure. The
purpose of the project is to redevel-
op the subject property with a 1-
story commercial warehouse to meet
regional demand for commercial
and industrial warehouse storage
and distribution facilities. This proj-
ect will permanently impact 282 lin-
ear feet (1,999 square feet) of in-
termittent stream and 26,142
square feet of the 100-year flood-
plain. The project is proposed on
Henson Creek (Use I). The project is
located at 6401 Foxley Rd, Upper
Marlboro, Maryland 20772. Written
comments, requests for a public in-
formational hearing and requests to
be included on the interested per-
sons list may be sent by October 15,
2022 to the Maryland Department of
the Environment, Attn: Ryan Din
1800 Washington Boulevard, Balti-
more, MD 21230 or at
ryan.din@maryland.gov or 443-386-
5226. Any further notices concern-
ing actions on the application will
be provided only by mail to those per-
sons on the interested persons list.
Please refer to Subsection 5-907 of
the Annotated Code of Maryland or
the Code of Maryland Regulations
26.173.04 for information regard-
ing the application process.

142802 (9-22)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

OCTOBER 5, 2022

1. Victoria Navarrete Member /
Resident Agent, KO-ME, LLC,
t/a Mile High Lounge, 6420
Aaron Lane, Clinton, Maryland
20735, Class BL+, Beer, Wine and
Liquor is summonsed to show
cause for an alleged violation of
26-1903 A licensed holder may
not provide entertainment unless
authorized to do so, of the Alco-
holic Beverage Article of the An-
notated Code of Maryland and
R.R. No 37 (E) Change in mode of
operation (Having entertainment
without a permit), of the Rules
and Regulations for Prince
George's County. To wit; that on
Saturday, August 13, 2022, at ap-
proximately 1:44 a.m., Inspector
Patterson and Caraway entered
the establishment for an enter-
tainment inspection and noticed
a DJ playing music with dancing
taken place. At that time, the es-
tablishment did not possess an
entertainment permit. Further-
more, the licensee was previously
found in violation of RR# 37 (E)
- March 11, 2022, change in mode
of operation (Having entertain-
ment without a permit), of the
Rules and Regulations for Prince
George's County.

2. t/a Maryland Farms Super
Liquors - Bhupinder Singh,
Member-Manager, for a Class A,
Beer, Wine and Liquor for the use
of Beltsville Spirits, t/a Maryland
Farms Super Liquors, 11450
Cherry Hill Road, Beltsville,
Maryland 20705. - Request for a
Delivery Permit

3. t/a Cornerstone Grill and Loft -
Mark Srour, President / Secretary
/ Treasurer, for a Class B, Beer,
Wine and Liquor for the use of
Y.B.H., Inc, t/a Cornerstone Grill
and Loft, 7325 Baltimore Avenue,
College Park, Maryland 20740. -
Request for a Special Entertain-
ment Permit.

4. t/a Mile High Lounge - Victoria
Navarrete, Member / Resident
Agent, Juna Ponce, Managing
Member, for a Class BL+, Beer,
Wine and Liquor for the use of
KO-ME, LLC, t/a Mile High
Lounge, 6420 Aaron Lane, Clin-
ton, Maryland 20735. Request for
a Special Entertainment Permit.

5. t/a Zach's Liquors, Class A, Beer,
Wine and Liquor, Sunrise Amer-
ica, LLC, 6519 Annapolis Road,
Hyattsville, 20784 - Request for a
Special Sunday Sales Permit.

**A virtual hearing will be held via
Zoom at 7:00 p.m. on Wednesday,
October 5, 2022. If you would like
to attend, the link to the virtual
hearing will be available one week
prior on the BOLC's website at
http://bolc.myppgc.us or you may
email BLC@co.pg.md.us to request
the link. Additional information
may be obtained by contacting the
Board's Office at 301-583-9980.**

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 15, 2022

142806 (9-22,9-29)

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

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

v.

ST PAUL TOWNE CENTRE LLC

MINISTRY PARTNERS INVEST-
MENT COMPANY LLC

6419 MARLBORO PIKE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-
1836(b)(1)(v) purposes only)

and

Any and all persons having or
claiming to have any interest in the
fee simple in the properties and
premises situate, lying and being in
the County of Prince George's de-
scribed on the Tax Rolls of Prince
George's County Collector of State
and County Taxes for said County
known as:

6419 Marlboro Pike, District Height,
MD 20747, 6th Election District, de-
scribed as follows: Parcel A Eq
23.9059, 1,041,341.0000 Sq.Ft. &
Imps. District Heights P, Assmt
\$7,750,000 Lib 40025 Fl 250 and as-
sessed to St Paul Towne Centre LLC.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
Case No.: CAE 22-25451**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty: 6419 Marlboro Pike, District
Height, MD 20747 in the County of
Prince George's, sold by the Collec-
tor of Taxes for the County of Prince
George's and the State of Maryland
to the Plaintiff in this proceeding:

Parcel A Eq 23.9059
1,041,341.0000 Sq.Ft. & Imps. Dis-
trict Heights P
Assmt \$7,750,000 Lib 40025 Fl 250
and assessed to

St Paul Towne Centre LLC.

The Complaint states, among other
things, that the amounts neces-
sary for redemption have not
been paid.

It is thereupon this 29th day of
August, 2022, by the Circuit Court
for Prince George's County, Or-
dered that notice be given by the in-
sertion of a copy of this Order in
some newspaper having general cir-
culation in Prince George's County
once a week for three (3) successive
weeks, warning all persons inter-
ested in the Property to appear in
this Court by the 1st day of Novem-
ber, 2022, and redeem the Property
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of re-
demption in the Property, and
vesting in the Plaintiff title to the
Property, free and clear of all en-
cumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142684 (9-8,9-15,9-22)

LEGALS

Joan M. Wilbon
1629 K Street NW, Suite 300
Washington, D.C. 20006
202-737-7458

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**EDWARD PICKETT
aka EDWARD JAMES PICKETT**

Notice is given that John Pickett,
whose address is 14 Beresford Place,
Rockaway, NJ 07866, was on Sep-
tember 12, 2022 appointed Personal
Representative of the estate of Ed-
ward Pickett aka Edward James
Pickett, who died on April 29, 2022
without a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 12th day of
March, 2023.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentative or file it with the Register
of Wills with a copy to the under-
signed, 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 ob-
tained from the Register of Wills.

JOHN PICKETT
Personal Representative

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

Estate No. 126169
142797 (9-22,9-29,10-6)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

v.

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Rosetta Ferrson and Nathan H. Ferrson to Wyndham Vacation Resorts, Inc., recorded 10/28/2013, in Liber 35352 at folio 45 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/552, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 405,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 405,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.08 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142643 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Milard R. Tope and Janice R. Tope to Wyndham Vacation Resorts, Inc., recorded 8/24/2015, in Liber 37358 at folio 67 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/554, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 497,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 497,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

/s/ Daniel C. Zickefoose, Assignee

142646 (9-8,9-15,9-22)

LEGALS

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142644 (9-8,9-15,9-22)



LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Susan Lancaster Spittler and Jack Quintler Spittler, Jr., Co-Trustees of the Spittler Family Revocable Trust, dated September 19, 2016 to Wyndham Vacation Resorts, Inc., recorded 5/19/2015, in Liber 37007 at folio 60 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/558, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 846,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 846,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142646 (9-8,9-15,9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Debra L. Craig and Kenneth R. Craig to Wyndham Vacation Resorts, Inc., recorded 2/9/2018, in Liber 40567 at folio 170 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/556, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 428,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 428,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142645 (9-8,9-15,9-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVIA JONES

Notice is given that Marcell R Jones, whose address is 893 Marengo Street, Annapolis, MD 21401, was on September 1, 2022 appointed Personal Representative of the estate of Olivia Jones who died on July 20, 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 1st day of March, 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.

MARCELL R JONES
Personal Representative

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

142755 (9-15,9-22,9-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE HINTON

Notice is given that Sandra Hinton, whose address is 2735 31st Place NE, Washington, DC 20018, was on September 1, 2022 appointed Personal Representative of the estate of Catherine Hinton who died on July 8, 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 1st day of March, 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.

SANDRA HINTON
Personal Representative

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

142756 (9-15,9-22,9-29)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
8241 Surratts Rd., Clinton, MD 20735-3165**

By virtue of the power and authority contained in a Deed of Trust from CATANIA M. GREGORY, dated October 22, 2019 and recorded in Liber 42852 at Folio 460 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, SEPTEMBER 30, 2022
AT 3:05 P.M.**

all that property described in said Deed of Trust as follows:

ALL THAT LOT OF GROUND, SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

BEGINNING AT AN IRON PIPE SET ON THE SOUTH SIDE OF SURRATTS ROAD (30' WIDE) AND SAID IRON PIPE SET BEING AT THE END OF THE THIRTY FIFTH (35TH) COURSE DESCRIBED IN A CONVEYANCE TO THE POTOMAC ELECTRIC POWER COMPANY RECORDED IN LIBER 4164 AT FOLIO 438 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; THENCE LEAVING SAID BEGINNING POINT AND RUNNING WITH THE SOUTH SIDE OF THE SAID SURRATTS ROAD AND WITH A PART OF THE OUTLINE OF THE SAID CONVEYANCE TO PEPCO, S.64° 53' 46" E. 48.65 FEET TO A POINT; THENCE 153.79 FEET ALONG AN ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 727.20 FEET AND A CHORD BEARING AND DISTANCE OF S. 07° 57' 16" E. 153.50 FEET TO AN IRON PIPE SET AT THE END OF THE THIRTY SEVENTH (37TH) COURSE OF SAID CONVEYANCE TO PEPCO; THENCE LEAVING SAID SURRATTS ROAD AND LEAVING THE OUTLINE OF SAID CONVEYANCE TO PEPCO AND CUTTING THROUGH AND ACROSS THE LAND OF SAID PEPCO ON NEW LINES OF DIVISION NOW BEING ESTABLISHED, S. 3° 04' 03" E. 538.62 FEET TO AN IRON SET; THENCE N. 6° 04' 08" W. 600.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.17542 ACRES OF LAND ACCORDING TO A SURVEY AND PLAT MADE BY ALBERT A. WALKER, PROFESSIONAL LAND SURVEYOR, IN JULY, 1988.

BEING A PART OF A 268.3467 ACRE TRACT OF LAND FIRSTLY DESCRIBED IN A CONVEYANCE BY DEED DATED DECEMBER 20, 1972, FROM THE WASHINGTON GAS LIGHT COMPANY, A CORPORATION OF THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA TO THE POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION AND THE RIGHTS NATIONAL BANK OF WASHINGTON D.C. TRUSTEE, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 4164 AT FOLIO 438

TOGETHER WITH AND SUBJECT TO A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, OPERATION AND INSPECTION OF A JOINT PRIVATE ENTRANCE DRIVEWAY, INCLUDING ALL APPURTENANCES RELATIVE THERETO IN THROUGH AND OVER THE FOLLOWING DESCRIBED LAND; BEING TWENTY (20) FOOT WIDE STRIP OR PARCEL OF LAND THE CENTERLINE OF WHICH BEGINS AT THE COMMON NORTH CORNER OF LOTS 1 AND 2 "DEER RUN FARM" AND THENCE RUNS WITH THE COMMON PROPERTY LINE OF SAID LOTS 1 AND 2, SOUTH 3° 04' 03" EAST FOR A DISTANCE OF 180 FEET, TEN FOOT BY THE FULL LENGTH IS ON LOT 1 AND TEN FOOT BY THE FULL LENGTH IS ON LOT 2 OF THE ACREAGE TRACT K/A "DEER RUN FARM".

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$28,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116**

142733 (9-15,9-22,9-29)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Robert W. Duncan and Juanita Duncan to Wyndham Vacation Resorts, Inc., recorded 7/13/2015, in Liber 37210 at folio 450 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/560, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

LEGALS

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142647 (9-8,9-15,9-22)

LEGALS

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION ADMINISTRATION**

**NOTICE OF INTENT TO ISSUE PART 70 OPERATING
PERMIT, OPPORTUNITY TO SUBMIT WRITTEN
COMMENTS OR TO REQUEST A PUBLIC HEARING**

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of the application for a renewal Part 70 Operating Permit submitted by the University of Maryland – College Park, located in Prince George's County, MD. The facility operates a central steam plant/cogeneration facility, emergency generator sets, charbroilers, and other various boilers, furnaces and heaters.

The applicant is represented by:

Jason L. Baer, REM, Assistant Director
Office of Environmental Affairs
University of Maryland – Department of Environmental Safety, Sustainability, and Risk
Seneca Building, Suite # 0103
4716 Pontiac Street
College Park, MD 20742

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the draft permit, application, supporting documentation and fact sheet is available for review. Docket #24-033-0010 is available for public inspection on the Department's website at the following link:

(<https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/title5draftpermits.aspx>)

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request if representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey, Title V Coordinator, via email at Shannon.heafey@maryland.gov, or mailed to The Air Quality Permits Program, Air and Radiation Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720. Further information may be obtained by emailing Ms. Heafey or calling (410) 537-4433.

142800 (9-22)

LEGALS

**ASSIGNEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

By virtue of the power and authority contained in a Mortgage from Joanne P. Ward to Wyndham Vacation Resorts, Inc., recorded 8/23/2018, in Liber 41250 at folio 15 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/562, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

**SEPTEMBER 28, 2022
AT 11:00AM**

One 1,601,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,601,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration.

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.70 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142648 (9-8,9-15,9-22)

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

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

15214 JENNINGS LN.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 8, 2006, recorded in Liber 26784, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$492,000.00, 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

SEPTEMBER 27, 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 \$39,000 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. 184080-1)

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

142714 (9-8,9-15,9-22)

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

5709 GWYNNDALE PL.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 23, 2016, recorded in Liber 38412, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,547.00, 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

SEPTEMBER 27, 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 \$25,000 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. 336681-1)

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

142715 (9-8,9-15,9-22)

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

10902 WOODLAWN BLVD.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007, recorded in Liber 27709, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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

SEPTEMBER 27, 2022 AT 11:04 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. 334670-1)

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

142716 (9-8,9-15,9-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEROY MONTAGUE

Notice is given that Kevin V. Montague, whose address is 14106 Silver Teal Way, Upper Marlboro, MD 20774, was on September 7, 2022 appointed Personal Representative of the estate of Leroy Montague, who died on November 2, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of March, 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.

KEVIN V. MONTAGUE
Personal Representative

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

Estate No. 126354
142758 (9-15,9-22,9-29)

Olesya Sidorkina, Esq.
(Bar No. 2002110004)
2001 Mount Vernon Ave.
Alexandria, VA 22301
202-743-1656

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNETHA ALEXIS ABERNATHY

Notice is given that Lionel F. Taylor II, whose address is 23180 Barley Court, Lexington Park, Maryland 20653, was on August 26, 2022 appointed Personal Representative of the estate of Bernetha Alexis Abernathy, who died on May 19, 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 February, 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.

LIONEL F. TAYLOR II
Personal Representative

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

Estate No. 125797
142790 (9-22,9-29,10-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS WADE MAHAFFEY

Notice is given that Philip Scott Mahaffey, whose address is 1616 Oldtown Rd, Edgewater, MD 21037, was on August 12, 2022 appointed Personal Representative of the estate of Thomas Wade Mahaffey, who died on July 23, 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 12th day of February, 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.

PHILIP SCOTT MAHAFFEY
Personal Representative

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

Estate No. 125980
142792 (9-22,9-29,10-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE V TOLBERT

Notice is given that LAVERNE COVINGTON, whose address is 7403 Kipling Parkway, District Heights, MD 20747, was on August 26, 2022 appointed Personal Representative of the estate of Charlotte V. Tolbert, who died on December 27, 2017 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 February, 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.

LAVERNE COVINGTON
Personal Representative

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

Estate No. 112140
142726 (9-8,9-15,9-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIO MONGE HERCULES

Notice is given that Kelly Monge Wisotzkey, whose address is 29868 Claire Circle, Mechanicsville, MD 20659, was on September 1, 2022 appointed Personal Representative of the estate of Mario Monge Hercules, who died on December 5, 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 1st day of March, 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.

KELLY MONGE WISOTZKEY
Personal Representative

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

Estate No. 120084
142727 (9-8,9-15,9-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY LOU DAVIS

Notice is given that Lisa Thornton, whose address is 1800 Mt. Vernon Ave., #311, Alexandria, VA 22301, was on August 30, 2022 appointed Personal Representative of the estate of Betty Lou Davis, who died on October 16, 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 28th day of February, 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.

LISA THORNTON
Personal Representative

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

Estate No. 126114
142728 (9-8,9-15,9-22)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 11, 2022

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 11, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-092-2022 – A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and Community Development by adding eligible Community Development Block Grant (“CDBG”) Program activities not originally funded or described in the FY 2022 Annual Action Plan, and the reprogramming and reallocating of six hundred fifteen thousand, six hundred dollars (\$615,600) in Community Development Block Grant (“CDBG”) funds from the County FY 2019, FY 2020, and FY 2021 Annual Action Plans funds to support the activities.

CR-094-2022 – A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the Villas at Langley project, an eligible activity, the amount of two million dollars (\$2,000,000) in Housing Investment Trust Fund (“HITF”) Program funds for gap financing of preservation of affordable housing.

CR-095-2022 – A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating to the Addison Park project, an eligible activity not originally funded, the amount of two million, two hundred fifty thousand dollars (\$2,250,000) in Housing Investment Trust Fund (“HITF”) Program funds for gap financing of new housing construction.

CR-099-2022 – A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and Community Development by adding the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”), Allocation Plan, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan.

CR-100-2022 – A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2023 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George’s County Fiscal Year (“FY”) 2023 Annual Action Plan for Housing and Community Development by adding the Housing Initiative Partnership, Inc. (“HIP”)’s Fairmount Heights Net Zero Homes and Microgrid project, an eligible activity not originally funded or described in the FY 2023 Annual Action Plan, the reprogramming of eight hundred ninety one thousand, nine hundred fifty nine dollars and thirty-five cents (\$891,959.35) in HOME Investment Partnerships (“HOME”) Program, Community Housing Development Organization (“CHDO”) Set-Aside funds from the FY 2019, FY 2020, FY 2021 and FY 2022 Annual Action Plans, and the reallocation and commitment of four hundred fifty eight thousand, forty dollars, and sixty-five cents (\$458,040.65) in HOME Investment Partnerships (“HOME”) Program funds from the FY 2023 Annual Action Plan to support the Fairmount Heights Net Zero Homes and Microgrid project.

The County Council is currently experiencing technical difficulties with its in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually 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 or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

142808 (9-22,9-29)

LEGALS

NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
FISCAL YEAR 2022 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, September 27, 2022
Time: 10:00 A.M.

Location: VIRTUAL MEETING
<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George’s County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this Substantial Amendment to the FY 2022 Annual Action Plan is to include a proposed Section 108 Loan Pool Application, as identified below:

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.

A copy of the Substantial Amendment to the FY 2022 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: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

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

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

For additional information regarding the Substantial Amendment to the FY 2022 Annual Action Plan contact: Shirley E. Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 22, 2022

142810 (9-22)

LEGALS

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

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

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

You must reclaim these vehicles by: **10/5/2022**

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

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

2012 TOYOTA	COROLLA	DC	ET6815	2T1BU4EE8CC819017
2016 HYUNDAI	ACCENT	MD	4CR9042	KMHCT4AE2GU161048
2008 HYUNDAI	VERACRUZ	VA	UMM5117	KM8NU73C88U071536
2002 TOYOTA	SIENNA	DC	GN7450	4T3ZF13C62U430826
2012 TOYOTA	YARIS	VA	P86589	JTDBT4K36CL014034

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

2000 NISSAN	MAXIMA	MD	43Z221	JN1CA31A2YT014949
-------------	--------	----	--------	-------------------

142811 (9-22)

LEGALS

PRINCE GEORGE’S COUNTY
Board of License Commissioners

R.R. NO. 56 – DEATH OF A LICENSEE:

Within 60 days of the death of any licensee a “Death of a Licensee” application, along with the death certificate, must be filed with the Board of License Commissioners (BOLC). Upon approval, permission shall be granted to continue the current operation to the following:

- the surviving spouse,
- surviving partner for the benefit of the partnership,
- senior surviving corporate officer for the benefit of the corporation

The new license shall be issued without the necessity of any further proceeding, for the balance of the current license year. A renewal license, not to exceed 18 months, may be issued to the surviving spouse or to the surviving members of a partnership or corporation if they are qualified to hold the license.

A renewal license may be issued if the new license holder is qualified to hold an Alcohol Beverage License. If the surviving member wishes to renew the license and he/she was not an initial license holder with the BOLC, the approved substitute member must appear before the Board to be qualified.

142803 (9-22,9-29)

LEGALS

AVISO DE AUDIENCIA PÚBLICA
SOBRE EL
PROYECTO DE ENMIENDA SUSTANCIAL AL
PLAN DE ACCIÓN ANUAL
PARA EL AÑO FISCAL 2022
DE VIVIENDA Y DESARROLLO COMUNITARIO
DEL CONDADO DE PRINCE GEORGE

Fecha: Martes, 27 de Septiembre de 2022
Hora: 10:00 A.M.

Lugar: ENCUENTRO VIRTUAL
<https://pgccouncil.us/303/County-Council-Video>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> y/o el enlace anterior para obtener actualizaciones sobre la fecha, la hora, la agenda y la oportunidad de comentar.

El propósito de esta Enmienda Sustancial al Plan de Acción Anual para el Año Fiscal 2022 es incluir una Solicitud de Conjunto de Préstamos de la Sección 108 propuesta, como se identifica a continuación:

El DHCD busca presentar una solicitud al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (“HUD”) para un fondo común de préstamos de hasta veinticinco millones de dólares (\$25,000,000) de conformidad con la Sección 108 de la Ley de Vivienda y Desarrollo Comunitario de 1974, enmendada, para ayudar a cerrar las brechas de financiamiento y permitir que los prestatarios procedan con sus respectivas transacciones; crear y conservar puestos de trabajo y ampliar la base impositiva existente. Además, el Fondo de Préstamos de la Sección 108 proporciona una valiosa fuente de financiamiento para respaldar la adquisición a mayor escala, el desarrollo económico y de uso mixto, infraestructura e instalaciones públicas y la preservación de viviendas asequibles de calidad.

El fondo común de préstamos de la Sección 108 estará disponible para los posibles prestatarios en todo el Condado y proporciona una fuente lista de financiamiento a largo plazo, con tasa fija y precio razonable que no está disponible convencionalmente. Además, los ingresos del Fondo de Préstamos de la Sección 108 prestados por el Condado que están garantizados por la Sección 108 se utilizarán para la rehabilitación de viviendas, la adquisición de bienes inmuebles y el desarrollo económico, infraestructura e instalaciones públicas, actividades elegibles bajo la Ley de Vivienda y Desarrollo Comunitario de 1974, según enmendada.

Una copia de la Enmienda sustancial al Plan de acción anual para el año fiscal 2022 está disponible en el Departamento de Vivienda y Desarrollo Comunitario (DHCD) en 9200 Basil Court, Suite 500, Largo, Maryland 20774, el sitio web del condado: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, o puede enviarse por correo si lo solicita comunicándose con DHCD al 301-883-5540.

El Consejo del Condado de Prince George se reunirá virtualmente hasta nuevo aviso; sin embargo, se recomienda el testimonio público. Para registrarse para hablar o enviar comentarios o testimonio escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que se aceptarán testimonios o comentarios escritos en formato electrónico, en lugar de enviarlos por correo postal. Para aquellos que no puedan usar el portal, los comentarios/la correspondencia escrita pueden enviarse por correo electrónico a: clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

El registro debe completarse antes de las 3:00 p.m. el día ANTES de la reunión. No se aceptarán testimonios ni comentarios a través de las redes sociales o por teléfono/mensaje de correo de voz.

Para obtener información adicional sobre la Enmienda sustancial al Plan de acción anual para el año fiscal 2022, comuníquese con: Shirley E. Grant, SEGrant@co.pg.md.us.

El Condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o acceso a beneficios en programas o actividades.

By Authority of:
Por Autoridad de:
Aspasia Xypolia, Directora
Departamento de Vivienda y Desarrollo Comunitario
Condado de Prince George
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 22 de Septiembre de 2022

142812 (9-22)

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: **10/08/2022**

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

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

2007 BMW	750	MD	6EK1441	WBAHN83597DT17148
----------	-----	----	---------	-------------------

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

2007 MITSUBISHI	RAIDER			1Z7HC22K87S125111
2009 NISSAN	VERSA	VA	UKG4903	3N1BC13E79L497905
2014 NISSAN	ALTIMA			1N4AL3AP9EC124255
2014 NISSAN	VERSA			3N1CN7AP7EL805168
2008 VOLKSWAGEN	BEEETLE			3VWVPW31C18M521290
2008 NISSAN	ALTIMA	MD	5EX5474	1N4AL21E38N526029
2003 HONDA	PILOT			2HKYF18423H579644
2014 TOYOTA	CAMRY	MD	4DN0368	4T1BF1FK8EU432708
2013 ACURA	TL	MD	8ED1146	19UUA8F50DA003854
2013 FORD	FUSION			3FA6P0H74DR204190
2012 CHEVROLET	MALIBU			1G1ZC5E00CF153783
2015 CHRYSLER	200			1C3CCC8BFXN733887
2006 INFINITI	M35	DC	DH5728	JNKAY01F06M262973
2009 HONDA	CIVIC			2HGFA16369H530546
2004 FOREST RIVER	TRAILER	ME	26TLR3061E	4X4TWEH274N055689
2000 LINCOLN	TOWN CAR			1LNHM83W4Y918624
2006 HONDA	ODYSSEY	MD	3DC6261	5FNRL3876B048678
2012 HYUNDAI	VELOSTER	MD	9EL9769	KMHTC6AD7CU042389
2008 GMC	ARADIA	DE	XF118510	1GKEV33718J278028
2006 CHEVROLET	MONTECARLO			2G1WL16C069259118
2014 FORD	FUSION			3FA6P0H9ER319968
2003 CHEVROLET	2500	VA	UFE9933	1GCGG25V9R31233853

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

2006 FORD	EXPLORER			1FMEE63EX6UA98553
2009 CHEVROLET	IMPALA	MD	4BH2113	2G1W157N791325321

142813 (9-22)

Subscribe To

The Prince George’s Post Newspaper

Call 301-627-0900

Fax 301-627-6260

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

AARALEX ENTERPRISE SERVICES, LLC

5895 ALLENTOWN ROAD # 10

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

5895 Allentown Road # 10, Suitland, MD 20746, 6th Election District, described as follows: Bldg 3 Unit 10, 5,763.0000 Sq.Ft. & Imps. Park Place Profess, Assmt \$283,100 Lib 35423 FI 086 Unit 10 and assessed to Aaralex Enterprises Servcs LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22295

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5895 Allentown Road # 10, Suitland, MD 20746 in the 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:

Bldg 3 Unit 10
5,763.0000 Sq.Ft. & Imps. Park Place Profess
Assmt \$283,100 Lib 35423 FI 086 Unit 10
and assessed to
Aaralex Enterprises Servcs LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142703 (9-8-9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

DAVID L JENKINS

5633 JAMESTOWN ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

5633 Jamestown Road, Hyattsville, MD 20782, 16th Election District, described as follows: 5,250.0000 Sq.Ft. & Imps. Queens Chapel Mano Lot 2 Blk N, Assmt \$257,333 Lib 10100 FI 160 and assessed to Jenkins David L.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22296

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5633 Jamestown Road, Hyattsville, MD 20782 in the 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:

5,250.0000 Sq.Ft. & Imps. Queens Chapel Mano Lot 2 Blk N
Assmt \$257,333 Lib 10100 FI 160
and assessed to
Jenkins David L.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or there-

after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142704 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

VIRGIL P FORBES

14105 BOWSPRIT LANE APARTMENT 101

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

14105 Bowsprit Lane Apartment 101, Laurel, MD 20707, 10th Election District, described as follows: 2,204.0000 Sq.Ft. & Imps. The Vistas 2 At La, Assmt \$107,333 Lib 07502 FI 467 Unit 101 Bldg 1 and assessed to Forbes Virgil P.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22292

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 14105 Bowsprit Lane Apartment 101, Laurel, MD 20707 in the 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:

2,204.0000 Sq.Ft. & Imps. The Vistas 2 At La
Assmt \$107,333 Lib 07502 FI 467 Unit 101 Bldg 1
and assessed to
Forbes Virgil P.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142700 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

ALEXANDER S DULLO

506 WILSON BRIDGE DRIVE # 6707

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

506 Wilson Bridge Drive # 6707, Oxon Hill, MD 20745, 12th Election District, described as follows: Bldg 10 Unit 6 707 C-2 T-dt S /b 09/0 8/04 L20274 F351, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge, Assmt \$76,000 Lib 37446 FI 416 Unit 6707 C and assessed to Dullo Alexander S.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22294

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 506 Wilson Bridge Drive # 6707, Oxon Hill, MD 20745 in the 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:

Bldg 10 Unit 6 707 C-2 T-dt S /b 09/0 8/04 L20274 F351
2,001.0000 Sq.Ft. & Imps. Wilson Bridge

Assmt \$76,000 Lib 37446 FI 416 Unit 6707 C
and assessed to
Dullo Alexander S.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142702 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

6301 HIL MAR DR, UNIT 4-8, LLC

6301 HIL MAR DRIVE UNIT 4-8

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

6301 Hil Mar Drive Unit 4-8, District Height, MD 20747, 6th Election District, described as follows: 1,960.0000 Sq.Ft. & Imps. Westwood Park Cond, Assmt \$72,000 Lib 40399 FI 570 Unit 4-8 Bldg 4 and assessed to 6301 Hil Mar Dr Unit 4 8 LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-25450

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 6301 Hil Mar Drive Unit 4-8, District Height, MD 20747 in the 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:

1,960.0000 Sq.Ft. & Imps. Westwood Park Cond
Assmt \$72,000 Lib 40399 FI 570 Unit 4-8 Bldg 4
and assessed to
6301 Hil Mar Dr Unit 4 8 LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142685 (9-8,9-15,9-22)

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

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

BLADENWOODS CONDOMINIUM, INC.

5202 NEWTON STREET APARTMENT 102

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

5202 Newton Street Apartment 102, Bladensburg, MD 20710, 2nd Election District, described as follows: 5202 Newton Street 10 2, 2,022.0000 Sq.Ft. & Imps. Bladenwoods, Assmt \$76,000 Lib 38296 FI 069 Unit 102 and assessed to Bladenwoods Condominium Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22297

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5202 Newton Street Apartment 102, Bladensburg, MD 20710 in the 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:

5202 Newton Street 10 2, 2,022.0000 Sq.Ft. & Imps. Bladenwoods
Assmt \$76,000 Lib 38296 FI 069 Unit 102
and assessed to
Bladenwoods Condominium Inc.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142705 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

REIT MANAGEMENT LLC

4440 LORD LOUDOUN COURT # 14-9

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

4440 Lord Loudoun Court # 14-9, Upper Marlboro, MD 20772, 3rd Election District, described as follows: 1,084.0000 Sq.Ft. & Imps. Lords Landing Vill, Assmt \$97,167 Lib 40684 FI 108 Unit 14-9 and assessed to Reit Management LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22298

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 4440 Lord Loudoun Court # 14-9, Upper Marlboro, MD 20772 in the 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:

1,084.0000 Sq.Ft. & Imps. Lords Landing Vill
Assmt \$97,167 Lib 40684 FI 108 Unit 14-9
and assessed to
Reit Management LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

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

True Copy—Test:
Mahasin El Amin, Clerk

142706 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

CEY GAMY BILLY aka BILLY CEY GAMY

3713 35TH STREET

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

3713 35th Street, Mount Rainier, MD 20712, 17th Election District, described as follows: 5,000.0000 Sq.Ft. & Imps. Mount Rainier-rhod Lot 26 Blk 7, Assmt \$315,867 Lib 13916 FI 075 and assessed to Billy Cey G.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22299

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 3713 35th Street, Mount Rainier, MD 20712 in the 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:

5,000.0000 Sq.Ft. & Imps. Mount Rainier-rhod Lot 26 Blk 7
Assmt \$315,867 Lib 13916 FI 075
and assessed to
Billy Cey G.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142707 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

MAE L JOHNSON

3322 HUNTLEY SQUARE DRIVE APARTMENT B2

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

3322 Huntley Square Drive Apartment B2, Temple Hills, MD 20748, 12th Election District, described as follows: Unit 3322-b-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt \$83,000 Lib 04783 FI 395 Unit 3322 B and assessed to Johnson Mae L.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No.: CAE 22-22300

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 3322 Huntley Square Drive Apartment B2, Temple Hills, MD 20748 in the 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:

Unit 3322-b-2
2,023.0000 Sq.Ft. & Imps. Huntley Square Con
Assmt \$83,000 Lib 04783 FI 395 Unit 3322 B
and assessed to
Johnson Mae L.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142708 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

BARBARA F JOHNSON

3310 HUNTLEY SQUARE DRIVE APARTMENT A2

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any

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

**9910 HILLDALE WAY
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 28759, Folio 372 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,400.00, 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

OCTOBER 4, 2022 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$27,000 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. 353223-1)

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

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

 **ALEX COOPER**
auctioneers

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

142747 (9-15,9-22,9-29)

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

**3612 DIXON ST.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28242, Folio 507 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 4, 2022 AT 11:09 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 \$20,000 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

LEGALS

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. 157767-4)

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

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

 **ALEX COOPER**
auctioneers

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

142748 (9-15,9-22,9-29)

LEGALS

NOTICE OF PUBLIC HEARING ON THE DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

**Date: Tuesday, October 11, 2022
Time: 10:00 A.M.**

Location: VIRTUAL MEETING

<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

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

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.

A copy of the Substantial Amendment to the FY 2022 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: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

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

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

For additional information regarding the Substantial Amendment to the FY 2022 Annual Action Plan contact: Shirley E. Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 22, 2022

142820 (9-22)

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

**4205 GLENN DALE RD.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 11, 2008, recorded in Liber 29893, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, 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

OCTOBER 4, 2022 AT 11:11 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.

LEGALS

Terms of Sale: A deposit of \$26,000 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. 342670-1)

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

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

 **ALEX COOPER**
auctioneers

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

142749 (9-15,9-22,9-29)

LEGALS

AVISO DE AUDIENCIA PÚBLICA SOBRE EL PROYECTO DE ENMIENDA SUSTANCIAL AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2022 DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE

**Fecha: martes, 11 de Octubre de 2022
Hora: 10:00 A.M.**

Lugar: ENCUENTRO VIRTUAL

<https://pgccouncil.us/303/County-Council-Video>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> y/o el enlace anterior para obtener actualizaciones sobre la fecha, la hora, la agenda y la oportunidad de comentar.

El propósito de esta Enmienda Sustancial al Plan de Acción Anual para el año fiscal 2022 es incluir el Plan de Asignación del Programa American Rescue Plan ("ARP") del Programa HOME Investment Partnerships ("HOME"), como se identifica a continuación:

Según los términos del Plan de Rescate Estadounidense, promulgado el 11 de marzo de 2021, que intenta abordar el impacto continuo de la pandemia de COVID-19 en la economía, la salud pública, los gobiernos estatales y locales, las personas y las empresas, el Congreso designó fondos para el Programa HOME Investment Partnerships ("HOME"), asignado a través del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos ("HUD"). A través de la asignación de fondos del Plan de Rescate Estadounidense para el Programa de Asociaciones de Inversión HOME ("HOME"), el Congreso buscó abordar actividades que benefician principalmente a personas y familias que califican sin hogar, en riesgo de quedarse sin hogar o en otras poblaciones vulnerables, específicamente con actividades que incluyen el desarrollo y apoyo de viviendas asequibles, asistencia de alquiler basada en inquilinos ("TBRA"), provisión de servicios de apoyo y adquisición y desarrollo de unidades de refugio no congregadas.

El Condado de Prince George está calificado como un Condado urbano para recibir fondos del Programa de Asociaciones de Inversión HOME ("HOME") del Programa American Rescue Plan ("HOME-ARP") por un monto estimado de siete millones quinientos noventa y dos mil ochenta y cinco dólares (\$7,592,085) para proporcionar asistencia para personas sin hogar y servicios de apoyo. Como tal, el Condado debe desarrollar y presentar un plan de asignación de HOME-ARP que describa cómo pretende distribuir los fondos de HOME-ARP.

Una copia de la Enmienda sustancial al Plan de acción anual para el año fiscal 2022 está disponible en el Departamento de Vivienda y Desarrollo Comunitario (DHCD) en 9200 Basil Court, Suite 500, Largo, Maryland 20774, el sitio web del Condado: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, o puede enviarse por correo si lo solicita comunicándose con DHCD al 301-883-5540.

El Consejo del Condado de Prince George se reunirá virtualmente hasta nuevo aviso; sin embargo, se recomienda el testimonio público. Para registrarse para hablar o enviar comentarios o testimonio escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que se aceptarán testimonios o comentarios escritos en formato electrónico, en lugar de enviárselos por correo postal. Para aquellos que no puedan usar el portal, los comentarios/la correspondencia escrita pueden enviarse por correo electrónico a: clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

El registro debe completarse antes de las 3:00 p.m. el día ANTES de la reunión. No se aceptarán testimonios ni comentarios a través de las redes sociales o por teléfono/mensaje de correo de voz.

Para obtener información adicional sobre la Enmienda sustancial al Plan de acción anual para el año fiscal 2022, comuníquese con: Shirley E. Grant, SEGrant@co.pg.md.us.

El Condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o acceso a beneficios en programas o actividades.

Por Autoridad de:
Aspasia Xypolia, Directora
Departamento de Vivienda y Desarrollo Comunitario
Condado de Prince George
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 22 de Septiembre de 2022

142822 (9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

CHARLES LEE SAUNDERS

PALMA JEAN SAUNDERS

546 WILSON BRIDGE DRIVE # 6747

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

546 Wilson Bridge Drive # 6747, Oxon Hill, MD 20745, 12th Election District, described as follows: Condominium Bl Dg 17 Unit 6747 B-2, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge, Assmt \$76,000 Lib 09613 Fl 613 Unit 6747 and assessed to Saunders Charles L & Palma J.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22293

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 546 Wilson Bridge Drive # 6747, Oxon Hill, MD 20745 in the 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:

Condominium Bl Dg 17 Unit 6747 B-2, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 09613 Fl 613 Unit 6747

and assessed to Saunders Charles L & Palma J.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142701 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

ESTATE OF CAROLYN D SCRIVENS

8750 RITCHBORO ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

8750 Ritchboro Road, District Height, MD 20747, 15th Election District, described as follows: Plat Three, 1,500.0000 Sq.Ft. & Imps. Forestville Park Lot 133 Blk B, Assmt \$197,967 Lib 06565 Fl 485 and assessed to Scrivens Carolyn D.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25452

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8750 Ritchboro Road, District Height, MD 20747 in the 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:

Plat Three 1,500.0000 Sq.Ft. & Imps. Forestville Park Lot 133 Blk B Assmt \$197,967 Lib 06565 Fl 485 and assessed to Scrivens Carolyn D.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142712 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

JAMES E SMITH

CHEVY CHASE BANK F.S.B. nka CAPITAL ONE NATIONAL ASSOCIATION

1824 METZEROTT ROAD APARTMENT 204

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

1824 Metzertott Road Apartment 204, Hyattsville, MD 20783, 17th Election District, described as follows: Bldg 16 Unit 2 04, 1,760.0000 Sq.Ft. & Imps. Presidential Park, Assmt \$64,000 Lib 08633 Fl 635 Unit 204, and assessed to Smith James E.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25446

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1824 Metzertott Road Apartment 204, Hyattsville, MD 20783 in the 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:

Bldg 16 Unit 2 04, 1,760.0000 Sq.Ft. & Imps. Presidential Park Assmt \$64,000 Lib 08633 Fl 635 Unit 204

and assessed to Smith James E.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142689 (9-8,9-15,9-22)

LEGALS

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.

Brendan N. Simo
15623 Elsmere Court
Bowie, MD 20716
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-15549

Notice is hereby given this 31st day of August, 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 3rd day of October, 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 3rd day of October, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$250,000.00. The property sold herein is known as 15623 Elsmere Court, Bowie, MD 20716.

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

True Copy—Test:
Mahasin El Amin, Clerk

142740 (9-15,9-22,9-29)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

JEAN ABBOTT

PNC BANK, NATIONAL ASSOCIATION

1001 CARRINGTON AVENUE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

1001 Carrington Avenue, Capitol Heights, MD 20743, 18th Election District, described as follows: 3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 13 Blk C, Assmt \$205,400 Lib 13231 Fl 490 and assessed to Abbott Jean.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22303

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1001 Carrington Avenue, Capitol Heights, MD 20743 in the 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:

3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 13 Blk C Assmt \$205,400 Lib 13231 Fl 490 and assessed to Abbott Jean.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142711 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

STEVEN N CANFIELD

MARGIT R CANFIELD

365 MAIN STREET

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

365 Main Street, Laurel, MD 20707, 10th Election District, described as follows: N Side Main St, 2,400.0000 Sq.Ft. & Imps. Laurel Lot 17 Blk 39, Assmt \$335,267 Lib 05959 Fl 844 and assessed to Canfield Steven N & Margit R.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22283

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 365 Main Street, Laurel, MD 20707 in the 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:

N Side Main St, 2,400.0000 Sq.Ft. & Imps. Laurel Lot 17 Blk 39 Assmt \$335,267 Lib 05959 Fl 844 and assessed to Canfield Steven N & Margit R.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142691 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

JOSE N SAGASTIZADO

RUTH L SAGASTIZADO

1800 METZEROTT ROAD APARTMENT 502

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

1800 Metzertott Road Apartment 502, Hyattsville, MD 20783, 17th Election District, described as follows: Bldg 5 Unit 50 2, 2,718.0000 Sq.Ft. & Imps. Presidential Park, Assmt \$84,000 Lib 37848 Fl 538 Unit 502, and assessed to Sagastizado Jose N Etal.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25445

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1800 Metzertott Road Apartment 502, Hyattsville, MD 20783 in the 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:

Bldg 5 Unit 50 2, 2,718.0000 Sq.Ft. & Imps. Presidential Park Assmt \$84,000 Lib 37848 Fl 538 Unit 502

and assessed to Sagastizado Jose N Etal.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142690 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

VINCENT PARKER

9006 TRUBADOR DRIVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

9006 Trubador Drive, Clinton, MD 20735, 9th Election District, described as follows: 9,658.0000 Sq.Ft. & Imps. Clinton View Plat Lot 15 Blk J, Assmt \$307,100 Lib 31842 Fl 554 and assessed to Parker Vincent.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22284

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 9006 Trubador Drive, Clinton, MD 20735 in the 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:

9,658.0000 Sq.Ft. & Imps. Clinton

View Plat Lot 15 Blk J Assmt \$307,100 Lib 31842 Fl 554 and assessed to Parker Vincent.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142692 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

KAEREN R HENDERSON REVOCABLE LIVING TRUST DATED APRIL 21, 2002

2106 FORDHAM STREET

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

2106 Fordham Street, Hyattsville, MD 20783, 17th Election District, described as follows: 6,850.0000 Sq.Ft. & Imps. Lewisdale Lot 10 Blk 39, Assmt \$269,033 Lib 15747 Fl 144 and assessed to Henderson Kaeren R Revc Lvg Trst.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22302

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 2106 Fordham Street, Hyattsville, MD 20783 in the 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:

6,850.0000 Sq.Ft. & Imps. Lewisdale Lot 10 Blk 39 Assmt \$269,033 Lib 15747 Fl 144 and assessed to Henderson Kaeren R Revc Lvg Trst.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142710 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff
v.

LORENZO RAMOS

SONIA YANIRA MAJANO

EMPIRE FINANCIAL SERVICES, INC.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

12906 BRICKYARD BOULEVARD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

12906 Brickyard Boulevard, Beltsville, MD 20705, 10th Election District, described as follows: Plat 13 non Co Nf Use, 3,900.0000 Sq.Ft. & Imps. The Brick Yard-pla Lot 304, Assmt \$446,967 Lib 43894 Fl 177 and

assessed to Ramos Lorenzo Etal.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22285

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 12906 Brickyard Boulevard, Beltsville, MD 20705 in the 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:

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4741 KING JOHN WAY, UNIT #183
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Gregory G. Graff, dated February 22, 1999 and recorded in Liber 12868, Folio 467 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,400.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **OCTOBER 11, 2022, AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

142768

(9-22,9-29,10-6)

LEGALS

PRINCE GEORGE'S COUNTY
Board of License Commissioners

R.R. NO 86 ALCOHOL BEVERAGE LICENSE CONVERSION:
(Section 26-601, 26-604, 26-801 and 26-1603 of the Alcoholic Beverage Article)

I. Class A Beer License

A. Pursuant to § 26-601 of the Alcoholic Beverages Article of the Annotated Code of Maryland, there is a Class A beer license which authorizes the license holder to sell beer at retail to consumers at the place described in the license. The license holder shall sell beer in a sealed package or container. The package or container may not be opened, and its contents may not be consumed on the premises where the beer was sold. A license holder may file an application with the Board to convert the license to a Class D beer and light wine license.

B. If a license holder applies for a conversion, the Board shall hold a public hearing in the same manner a public hearing is held for the issuance of a new license. In determining whether to approve an application, the Board shall consider the privileges the license holder exercises under the Class A beer license.

C. If the Board decides to approve an application, the Board shall restrict the privileges of the Class D beer and light wine license to allow the license holder to sell beer and light wine only, during the days and hours specified in § 26-2002(a) of the Alcoholic Beverages Article of the Annotated Code of Maryland, and for off-premises consumption.

II. Class A Beer and Light Wine License

A. Pursuant to § 26-801 of the Alcoholic Beverages Article of the Annotated Code of Maryland, there is a Class A beer and light wine license which authorizes the license holder to sell beer and light wine, at retail, at the place described in the license. The license holder shall sell the beer and light wine in a sealed package or container. The package or container may not be opened, and its contents may not be consumed on the premises where the beer or light wine is sold. A license holder may file an application with the Board to convert the license to a Class D beer and light wine license.

B. If a license holder applies for a conversion the Board shall hold a public hearing in the same manner a public hearing is held for the issuance of a new license. In determining whether to approve an application the Board shall consider the privileges the license holder exercises under the Class A beer and light wine license.

C. If the Board decides to approve an application the Board shall restrict the privileges of the Class D beer and light wine license to allow the license holder to sell beer and light wine only, during the days and hours specified in § 26-2003(a) of the Alcoholic Beverages Article of the Annotated Code of Maryland, and for off-premises consumption.

III. Class D Beer License

A. Pursuant to § 26-604 of the Alcoholic Beverages Article of the Annotated Code of, there is a Class D beer license authorizes the license holder to sell beer at retail at the place described in the license for on- and off-premises consumption. A license may not be issued for a drugstore. A license holder may file an application with the Board to convert the license to a Class D beer and light wine license.

B. If a license holder applies for a conversion the Board shall hold a public hearing in the same manner a public hearing is held for the issuance of a new license. In determining whether to approve an application the Board shall consider the privileges the license holder exercises under the Class D beer license.

C. If the Board decides to approve an application the Board shall restrict the privileges of the Class D beer and light wine license to allow the license holder to sell beer and light wine only during the days and hours specified in § 26-2002(d) of the Alcoholic Beverages Article of the Annotated Code of Maryland.

D. The Board may convert one Class D (on-sale) beer and wine license issued for premises in the 7100 block of Baltimore Avenue in College Park to a Class D (on- and off-sale) beer and wine license for premises in the 7100 to 7200 block of Baltimore Avenue in College Park.

142805

(9-22,9-29)

Brett F. Baldino

Rosenberg Martin Greenberg, LLP
25 S. Charles St. 21st Floor
Baltimore, MD 21202
410-727-6600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA SNYDER
A/K/A PATRICIA LEE SNYDER

Notice is given that Leonard W. Hall, whose address is 16 Waters Edge Court, Berlin, MD 21811, was on September 14, 2022 appointed Personal Representative of the estate of Patricia Snyder a/k/a Patricia Lee Snyder who died on July 25, 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 14th day of March, 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.

LEONARD W. HALL
Personal Representative

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

Estate No. 126272

142783

(9-22,9-29,10-6)

LEGALS

Linda M. Brown Esquire
14405 Laurel Place Suite 316
Laurel, Maryland 20707
240-264-6087

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOU CROSS

Notice is given that Lynne Cross, whose address is 16603 Brooklyn Bridge Court, Laurel, MD 20707, was on August 18, 2022 appointed Personal Representative of the estate of Mary Lou Cross who died on May 15, 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 18th day of February, 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.

LYNNE CROSS
Personal Representative

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

Estate No. 125570

142779

(9-22,9-29,10-6)

David C Harty
8843 Greenbelt Road Unit 125
Greenbelt, MD 20770
443-858-1335

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHERMAN LEE YOUNG

Notice is given that David C Harty, whose address is 8843 Greenbelt Road Unit 125, Greenbelt, MD 20770, was on September 13, 2022 appointed Personal Representative of the estate of Sherman Lee Young who died on May 25, 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 13th day of March, 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.

DAVID C HARTY
Personal Representative

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

Estate No. 126268

142780

(9-22,9-29,10-6)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL WAYLAND CLARKE

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on September 7, 2022 appointed Personal Representative of the estate of Michael Wayland Clarke, who died on December 23, 2017 without a will.

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

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

(1) Six months from the date of the decedent's death, 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.

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. 123074

142785

(9-22,9-29,10-6)

LEGALS

PRINCE GEORGE'S COUNTY
Board of License Commissioners

R.R. NO. 44 – APPLICATIONS BY:

A. SOLE OWNERS:

1. Persons applying for an alcoholic beverage license as sole owners must have resided in the State of Maryland for at least one year immediately preceding the application for the license, be registered voters in the State of Maryland, and must continue to reside in the State of Maryland as long as they hold the alcoholic beverage license.

B. PARTNERSHIPS:

1. If an application is made by a partnership, the license shall be applied for and be issued to all partners as individuals, all of whom shall have resided in the State of Maryland for at least one year prior to the application, be registered voters in the State of Maryland, and must continue to reside in the State of Maryland as long as they hold the alcoholic beverage license.

C. CORPORATION:

1. If a corporation or club makes an application, whether incorporated or unincorporated, the license shall be applied for by and be issued to three (3) of the officers of the corporation or club as individuals for the use of the corporation or club. In the case of a corporation where there are less than three officers or directors of the corporation, all officers or directors shall make the application as provided in this section, at least one of whom shall have resided in the State of Maryland for at least one year prior to the application, is registered to vote in the State of Maryland, and shall remain a resident as long as the license is in effect.

2. The application shall also set forth the names and addresses of all of the officers of the corporation or club and shall be signed by the President or Vice President as well as by the three officers to whom the license shall be issued. The application for every license shall disclose the name and address of the corporation, partnership or association as well as the names and addresses of the applicants.

3. Applicants for a new license or a transfer, effective, must certify that one of the applicant's meets the above stated residency requirements and that the designated Maryland resident serves in the capacity of Resident Agent. Additionally, the Resident Agent shall certify that he/she holds 25% of the outstanding stock of the corporation. All other applicants must certify that he/she holds at least one share of the outstanding stock of the corporation.

4. In the event there are no officers or directors of a closed corporation, at least one stockholder may make the application if there is an affirmative vote of the stockholder holding a majority of the stock.

5. The requirements of stock ownership and residency shall not apply in the case of a corporation whose sale of stock is authorized for sale by the Securities and Exchange Commission of the United States or who are otherwise exempted under 26-1406 of Alcoholic Beverages Article of the Annotated Code of Maryland.

6. The term "Applicant" for the purpose of this Rule and Regulation means a corporate officer who will be issued the license as an individual on behalf of the corporation.

D. LIMITED LIABILITY COMPANY (LLC):

1. If an application is made by a limited liability company the license shall be issued to the member or authorized person for the use of the LLC.

2. An application for a license on behalf of a limited liability company (LLC) shall be made by and the license issued to three (3) authorized persons of the limited liability company, as individuals.

3. If a limited liability company has fewer than three (3) authorized persons, each officer, director, or authorized person shall apply for a license.

4. At least one of whom shall have resided in the State of Maryland for at least one year prior to the application, is registered to vote in the State of Maryland, and shall remain a resident as long as the license is in effect.

5. Applicants must certify that one of applicant meets the above stated residency requirements and that the designated State of Maryland resident serves in the capacity of Resident Agent. Additionally, the Resident Agent shall certify that he/she holds 25% of the outstanding stock of the LLC.

142804

(9-22,9-29)

Subscribe To
The Prince
George's
Post
Newspaper

Call 301-627-0900

Fax 301-627-6260

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932