

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6207 BROOKE JANE DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Kathy O. Johnson and John A. Johnson, dated July 25, 2005 and recorded in Liber 23217, Folio 80 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rollis,
Substitute Trustees

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

137268 (3-19,3-26,4-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12707 OLD MARLBORO PIKE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Crystal L. Kelly, dated January 8, 2015 and recorded in Liber 36686, Folio 459 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$407,483.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$52,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Richard E. Solomon, Richard J. Rogers,
Michael McKeefery, Christianna Kersey, and Stephen N. Goldberg,

LEGALS

Substitute Trustees

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

137269 (3-19,3-26,4-2)

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600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2264 PRINCE OF WALES COURT
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Folio 436 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137270 (3-19,3-26,4-2)

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

PUBLICATION DATE: March 19, 2020

GRANTEE NAME: Housing Authority of Prince Georges County

ADDRESS: Prince Georges County
Department of Housing and Community
Development
9200 Basil Court, Suite 500
Largo, MD 20774

TELEPHONE: (301) 883-5539

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

REQUEST FOR RELEASE OF FUNDS

On or after April 6, 2020, Prince Georges County will submit a request to the U.S. Department of Housing and Urban Development to release Housing Choice Program project-based voucher funds under Section 8(o)(13) of the U.S. Housing Act of 1937, as amended, to undertake a project known as the Townes at Peerless for the following project:

The Townes at Peerless

The proposed project(s) is located on Peerless Avenue in Upper Marlboro, Prince Georges County, MD. The Housing Authority of Prince Georges County proposes to award eight (8) Project-Based Vouchers to the Townes at Peerless project to support the redevelopment of the blighted Peerless Avenue area and provide rental assistance to low-income households. The 7.5-acre project entails demolition of existing buildings and structures; site and utility work; construction of three buildings containing 62 residential units and community space with a footprint of 87,698 square feet; construction of an approximately 3,000-square-foot commercial building; and construction of supporting street improvements, parking lots, recreation areas, and related facilities. The estimated total project cost is \$24,000,000. The estimated HUD funding is \$2,400,000 (\$160,000 per year for 15 years). Additional federal assistance in the form of Low-Income Housing Tax Credits of approximately \$13,800,000 is also anticipated.

FINDING OF NO SIGNIFICANT IMPACT

Prince Georges County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince Georges County, Department of Housing and Community Development; 9200 Basil Court, Suite 306; Largo, MD 20774 and may be examined or copied weekdays 9 A.M. to 4 P.M. A copy of the ERR may also be reviewed during normal business hours at Mullin & Lonergan Associates; 800 Vinal Street, Suite B414; Pittsburgh, PA 15212. A PDF of the ERR may be obtained by submitting an email request to lgkruelle@co.pg.md.us.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Linda G. Kruelle, Environmental Review Officer; 9200 Basil Court, Suite 306; Largo, MD 20774 or by email to lgkruelle@co.pg.md.us. All comments received by April 3, 2020 will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Prince George's County certifies to HUD that Estella Alexander, in her capacity as Director of the Department of Housing and Community Develop-

LEGALS

ment, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of Prince George's County to use Housing Choice Voucher funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince Georges County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince Georges County; (b) Prince Georges County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be addressed to the Department of Housing and Urban Development; Washington, D.C. Field Office, 820 First Street, N.E., Suite 300, Washington, D.C. 20002-4205, Attention: Christine Jenkins, Director, Office of Public and Indian Housing. Potential objectors should contact HUD at 202-275-6306 to verify the actual last day of the objection period.

Estella Alexander, Director
Prince George's County
Department of Housing and Community Development

137384 (3-19)

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

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

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

You must reclaim these vehicles by: **04/07/2020**

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

ALLEYCAT TOWING & RECOVERY

**5110 BUCHANAN ST
EDMONSTON, MD 20781
301-864-0323**

2011 HONDA	ACCORD			1HGCP2F8XBA157776
2010 TOYOTA	CAMRY			4T1BK3EK8AU108273
2011 HONDA	ACCORD	MD	6DC6078	1HGCP2F8XBA157776
1999 FORD	E350			1FTSS34L3XHB27930
2005 HONDA	PILOT			2HKYF186X5H518126

CHARLEY'S CRANE SERVICE

**8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670**

2004 LAND ROVER	RANGE ROVER			SALMF11404A141621
1991 ACURA	LEGEND			JH4KA8266MC007141

JD TOWING

**2817 RITCHIE ROAD
FORESTVIEW MD 20747
301-967-0739**

1999 CHEVROLET	S-10 PICKUP VA	UUD7525		1GCCS1449XK171385
1992 BMW	525I			WBAHD6316NB74520
1999 CHEVROLET	CAMERO			2G1F22G4X2110109
1997 BMW	M3			WBSCD9329VEE05976
2007 SATURN	OUTLOOK XR MD	A076113		5GZE V33757105993
2004 LINCOLN	TOWN CAR			1LNHM83W24Y618140
2002 CHEVROLET	VENTURE			1GNDX03E72D144765
2004 IFINITI	FX35	DC	FL0208	JNRAS08W54X200506
2002 CHEVROLET	CHEVROLET			1GCGF15W321195453
2004 MITSUBISHI	ENDEAVOR MD	070458T		4A4MN41S94E077591
2005 DODGE	NEON			1B3ES56C85D239053
2004 FORD	EXPLORER			1FMDU65K74ZB24704
2015 CHEVROLET	EQUINOX MD	3DC8954		2GNALBEK1F6181263
1996 PONTIAC	FIREBIRD			2G2FV22P0T2213264
2005 LAND ROVER	LR3			SALAA25475A300850
2017 JEEP	LATITUDE			1C4NJCEB9HD160459
2010 NISSAN	ROGUE			JN8AS5MT3AW022402
2011 MERCEDES BENZ	E-CLASS			WDDHF8HB9BA311967
1999 FORD	F550			1FDAF56F3XEA44420

MCDONALD TOWING

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

1993 HONDA	CIVIC			2HGHE3383PH534053
2013 FORD	ESCAPE			1FMCU9G9XDB84612
1995 CHEVROLET	GMT-400			1GBK34F1S118463
2011 CADILLAC	CTS	DC	EW2176	1G6DL1ED2B0123427
2000 CHEVROLET	IMPALA			2G1WF55K7Y9378021
1987 MERCEDES-BENZ	300E			WDBEA30D7HA512236
2003 DODGE	DURANGO MD	6DB6201		1D4HS58N03F532833

137383 (3-19)

The Prince George's Post

Serving Prince George's County

Call 301-627-0900 or Fax 301-627-6260

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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

**4708 BRINKLEY RD.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated April 30, 2018 and recorded in Liber 40893, Folio 411 among the Land Records of Prince George's County, MD, with an original principal balance of \$309,294.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2020 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 341475-1)

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

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

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

137137 (3-5,3-12,3-19)

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

**2218 HINDLE LA.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated October 10, 2013 and recorded in Liber 35361, Folio 314 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,598.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 328413-2)

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

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

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

137173 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005 and recorded in Liber 24428, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$499,999.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2020 AT 11:24 AM

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

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

Terms of Sale: A deposit of \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 76912-1)

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

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

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

137300 (3-19,3-26,4-2)

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

**5114 KENNEBUNK TERR.
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated February 13, 2009 and recorded in Liber 30473, Folio 391 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,470.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 340800-2)

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

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

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

137283 (3-19,3-26,4-2)

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: **4/8/2020**

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

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

2007 MERCURY	MONTEGO	MD	3DT0150	1MEHM40117G600131
2001 HONDA	CIVIC	MD	8BD7323	2HGES26781H544728

CHARLEY'S CRANE SERVICES
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

2004 TOYOTA	PRIUS	MD	2BD2417	JTDKB20U840024635
2013 HYUNDAI	ELANTRA	MD	7DJ3737	5NPDH4AE7DH325281
2007 BMW	X5	DC	ENV5863	5UXFE43507L019066
2005 AUDI	A6	VA	UST3120	WAUDG74F45N085503
2005 CHEVROLET	EQUINOX	DC	GB1817	2CNDL73F456109833
1995 MITSUBISHI	DIAMANTE	VA	VKK9689	JA3AP47H3SY029787
2017 TOYOTA	COROLLA	DC	EV2327	2T1BURHE2HC804321

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

2013 FORD	FOCUS	MD	3DF0701	1FADP3E21DL225367
137382				(3-19)

LEGALS

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, MARCH 2, 2020

ORDINANCE O-20-12

AN ORDINANCE concerning Amendment of Chapter 6-Checks to allow for additional signatures for checks written over \$150,000.00.

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

City Hall
311 68th Pl.
Seat Pleasant, Maryland 20743-2125

137236 (3-12,3-19)

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

**1017 IAGO AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 11, 1996 and recorded in Liber 10923, Folio 183 and re-recorded in Liber 10999, Folio 671 among the Land Records of Prince George's County, MD, with an original principal balance of \$50,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2020 AT 11:26 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 338668-2)

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

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

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

137302 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**5729 LOCKWOOD ROAD
CHEVERLY, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Russell F. Joines and Mary E. Joines, dated April 19, 2006 and recorded in Liber 24997, Folio 179 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Christianna Kersey, and Michael McKeefery,
Substitute Trustees

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

137066 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**2114 OREGON AVENUE
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Freddie L. Jones and Evelyn M. Jones, dated June 26, 2008, and recorded in Liber 29956 at folio 164 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600952)

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

137073 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**3607 STRAWBERRY HILL DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Hubert Jackson and Cathryn M. Jackson, dated January 5, 2007 and recorded in Liber 27169, Folio 679 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$416,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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 \$45,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137067 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**12323 MANVEL LANE
BOWIE, MARYLAND 20715**

By virtue of the power and authority contained in a Deed of Trust from Lisa Cash, dated August 8, 2007, and recorded in Liber 28444 at folio 373 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:32 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10831)

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

137075 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**11340 CROSS ROAD TRAIL
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Renee Carroll-Smith, dated September 30, 2014 and recorded in Liber 36394, Folio 553 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$481,026.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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 \$46,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137072 (3-5,3-12,3-19)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**5811 WALKER MILL ROAD
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Eric L. Spencer, dated April 3, 2017, and recorded in Liber 39480 at folio 175 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:34 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602085)

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

137076 (3-5,3-12,3-19)

ADVERTISE! in The Prince George’s Post Call Today 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

15517 ORCHARD RUN DR.
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007 and recorded in Liber 28590, Folio 450 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2020 AT 11:22 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 89822-2)

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

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

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

137298 (3-19,3-26,4-2)

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

9216 STUART LA.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 27, 2008 and recorded in Liber 29867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$218,225.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2020 AT 11:11 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 333964-1)

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

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

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

137132 (3-5,3-12,3-19)

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

13402 COLFAX DR.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 4, 2005 and recorded in Liber 21963, Folio 37 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,500.00, 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

MARCH 24, 2020 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 326213-1)

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

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

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

137130 (3-5,3-12,3-19)

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

512 JENNINGS MILL DR.
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 28052, Folio 169 among the Land Records of Prince George's County, MD, with an original principal balance of \$448,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2020 AT 11:13 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$50,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 333576-1)

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

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

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

137134 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

SPENCER CRIM
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

vs. Plaintiff

GLORIA A PEOPLES
MANUFACTURERS AND
TRADERS TRUST COMPANY
GORDAN B HEYMAN TRUSTEE
BERNARD DACKMAN TRUSTEE
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3015880, SURREATSVILLE 9TH ELECTION DISTRICT; 4900 SQ.FT. & IMPS. WILLOW CREEK PLAT LOT 5 BLK B ASSMT \$234,834 LIB 12065 FL 010 AND ASSESSED TO GLORIA A PEOPLES; KNOWN AS 7914 BARDWELL CT CLINTON MD 20735.

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 20-03236

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

Prince George's County, described as follows: Tax Account No 3015880, SURREATSVILLE 9TH ELECTION DISTRICT; 4900 SQ.FT. & IMPS. WILLOW CREEK PLAT LOT 5 BLK B ASSMT \$234,834 LIB 12065 FL 010 AND ASSESSED TO GLORIA A PEOPLES; KNOWN AS 7914 BARDWELL CT CLINTON MD 20735.

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, 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, Maryland, once a week for three (3) successive weeks, on or before the 3rd day of April, 2020, warning all persons interested in the property to appear in this Court by the 12th day of May, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137316 (3-19,3-26,4-2)

ORDER OF PUBLICATION

SPENCER CRIM
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

vs. Plaintiff

MOHAMMED MOKADDEM
JAMILA ISLAM
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3331956, MELLWOOD 15TH ELECTION DISTRICT; 4750.0000 SQ.FT. & IMPS. MARWOOD LOT 126; ASSMT \$235,734 LIB 40207 FL 510 AND ASSESSED TO MOKADDEM MOHAMMED ETAL; KNOWN AS 5622 NORTH MARWOOD BLVD UPPER MARLBORO MD 20772.

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
CAE 20-03245

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

Prince George's County, described as follows: Tax Account No 3331956, MELLWOOD 15TH ELECTION DISTRICT; 4750.0000 SQ.FT. & IMPS. MARWOOD LOT 126; ASSMT \$235,734 LIB 40207 FL 510 AND ASSESSED TO MOKADDEM MOHAMMED ETAL; KNOWN AS 5622 NORTH MARWOOD BLVD UPPER MARLBORO MD 20772.

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, 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, Maryland, once a week for three (3) successive weeks, on or before the 3rd day of April, 2020, warning all persons interested in the property to appear in this Court by the 12th day of May, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137318 (3-19,3-26,4-2)

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

823 BERKSHIRE DR.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated March 21, 2008 and recorded in Liber 29569, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$390,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 24, 2020 AT 11:15 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 339366-1)

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

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

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

137136 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

JESS FISHER
2233 Wisconsin Avenue, Suite 315,
NW,
Washington, D.C. 20007

and

MILDRED FISHER
2233 Wisconsin Avenue, Suite 315,
NW,
Washington, D.C. 20007

and

UNKNOWN OWNER OF PROP-
ERTY
St. Barnabas Road,
Map 088, Grid C2, Parcel 0000, Acct
No. 06-0483818

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
St. Barnabas Road, Suitland

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 20-00021**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, St. Barnabas Road, Suitland,
Account No. 06-0483818 and as-
sessed to Jess Fisher and Mildred
Fisher, and sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiffs in these proceedings:

St. Barnabas Road,
District 06, Map 088, Grid C2,
Parcel 0000,
Acct No. 0483818

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day
of March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
27th day of March, 2020, warning
all persons interested in said prop-
erty to be and appear in this Court
by the 6th day of May, 2020, to re-
deem the property, St. Barnabas Road,
Suitland, Account number 06-
0483818, and answer the Complaint
of or thereafter a final decree will
be rendered foreclosing all rights of
redemption in the property and vest-
ing in the Plaintiff, WILBARGER,
LLC, a title free and clear of all en-
cumbrances, except for ground
rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137204 (3-12,3-19,3-26)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

BOARD OF LICENSE
COMMISSIONERS

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN: Pur-
suant to the provisions of Section 4-
406 of the Alcoholic Beverage
Article a Protest against the 2020 -
2021 Renewal of the Class A, Beer,
Wine and Liquor License for t/a
Chuck's Liquors has been filed. A
Protest Public Hearing will be held
for the following licensed establish-
ment.

t/a Chuck's Liquors
Class A, Beer, Wine and Liquor Li-
cense
J and M Liquors, Inc.
3416 Rhode Island Avenue
Mt. Rainier, 20712
Marlwindperal Singh Randhawa,
President/Secretary/Treasurer
Mohinder Singh, Vice President

A Public Hearing will be held on:

April 1, 2020
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

Testimony either for or against the
request will be accepted at the pub-
lic hearing. Additional information
can be obtained by contacting the
Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
Terence Sheppard
Director
March 5, 2020

137239 (3-12,3-19)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

FRANCES MARIE KULIKOWSKI
HAYS
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

BERNIS HAYS
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

LYNDA CLAIRE HEATER
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

RANDALL RICHARD HENIGIN
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

PHULLIS ELAINE JACKSON
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

LOIS CAROL CLEMENTS
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

CHRISTOPHER WILLIAM HENI-
GIN
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

DAWN ANN COLEMAN
5810 Glen Rock Avenue
Fort Washington, Maryland 20744

and

UNKNOWN OWNER OF PROP-
ERTY
Glen Rock Avenue,
Map 096, Grid F3, Parcel 0365
Acct No. 12-1275486

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
Glen Rock Avenue, Fort Washington

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 19-40304**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Glen Rock Avenue, Fort Wash-
ington, Account No. 12-1275486 and
assessed to Frances M. Kulikowski
Hays, Bernis Hays, Lynda Claire
Heater, Randall Richard Henigin,
Phyllis Elaine Jackson, Lois Carol
Clements, Christopher William
Henigin and Dawn Ann Coleman,
and sold by the Collector of Taxes
for Prince George's County and the
State of Maryland to the Plaintiffs
in these proceedings:

Glen Rock Avenue,
Fort Washington, District 12,
Map 096, Grid F3, Parcel 0365,
Acct No. 1275486

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day
of March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
27th day of March, 2020, warning
all persons interested in said prop-
erty to be and appear in this Court
by the 6th day of May, 2020, to re-
deem the property, Glen Rock Avenue,
Fort Washington, Account number
12-1275486, and answer the Com-
plaint of or thereafter a final decree
will be rendered foreclosing all
rights of redemption in the prop-
erty and vesting in the Plaintiff,
WILBARGER, LLC, a title free and
clear of all encumbrances, except for
ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137205 (3-12,3-19,3-26)

**THIS COULD BE
YOUR AD!
Call 301-627-0900
for a quote.**

137239 (3-12,3-19)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

EUGENE H. PENN, JR.
5917 Dix Street, NE
Washington, DC 20019

and

UNKNOWN OWNER OF PROP-
ERTY
Van Brady Road,
Map 137, Grid B1, Parcel 0063,
Acct No. 04-0260463

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
Van Brady Road, Upper Marlboro

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 19-40306**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Van Brady Road, Upper Marl-
boro, Account No. 04-0260463 and
assessed to Eugene H. Penn, Jr., and
sold by the Collector of Taxes for
Prince George's County and the
State of Maryland to the Plaintiffs
in these proceedings:

Van Brady Road
District 04, Map 137, Grid B1,
Parcel 0063
Acct No.: 0260463

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day
of March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
27th day of March, 2020, warning
all persons interested in said prop-
erty to be and appear in this Court
by the 6th day of May, 2020, to re-
deem the property, Van Brady Road,
Upper Marlboro, Account number
04-0260463, and answer the Com-
plaint of or thereafter a final decree
will be rendered foreclosing all
rights of redemption in the prop-
erty and vesting in the Plaintiff,
WILBARGER, LLC, a title free and
clear of all encumbrances, except for
ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137206 (3-12,3-19,3-26)

137206 (3-12,3-19,3-26)

LEGALS

**PRINCE GEORGE'S
COUNTY GOVERNMENT**

BOARD OF LICENSE
COMMISSIONERS

**NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That
the following establishments have
filed for an Entertainment Permit
pursuant to Section 26-1103 of the
Alcoholic Beverage Article of the
Annotated Code of Maryland:

Applicants for a Special Entertain-
ment Permit:

t/a Colony South Hotel
Hotel at 7401, LLC
Class BH, Beer, Wine and Liquor
7401 Surratts Road
Clinton, 20735

And

t/a JB Atlantic Restaurant and
Grill
Safari Restaurant and Lounge,
LLC
Class B(R), Beer, Wine and Liquor
9624 Ft. Meade Road
Laurel, 20707

A Public Hearing will be held on:

April 1, 2020
7:00 p.m.
9200 Basil Court
Room 410
Largo, Maryland 20774

Testimony either for or against the
request will be accepted at the pub-
lic hearing. Additional information
can be obtained by contacting the
Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
Terence Sheppard
Director
March 3, 2020

137240 (3-12,3-19)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

LAURA J. LANEY
5611 36th Street
Hyattsville, Maryland 20782

and

UNKNOWN OWNER OF PROP-
ERTY
Cipriano Road,
Map 035, Grid C3, Parcel 0107,
Acct No. 21-2355642

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
Cipriano Road, Lanham

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 19-40295**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Cipriano Road, Lanham, Ac-
count No. 21-2355642 and assessed
to Laura J. Laney, and sold by the
Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

Cipriano Road
District 21, Map 035, Grid C3,
Parcel 0107
Acct No.: 2355642

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day
of March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
27th day of March, 2020, warning
all persons interested in said prop-
erty to be and appear in this Court
by the 6th day of May, 2020, to re-
deem the property, Cipriano Road,
Lanham, Account number 21-2355642,
and answer the Complaint of or
thereafter a final decree will be ren-
dered foreclosing all rights of re-
demption in the property and vest-
ing in the Plaintiff,
WILBARGER, LLC, a title free and
clear of all encumbrances, except for
ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137207 (3-12,3-19,3-26)

137207 (3-12,3-19,3-26)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

VALGENE MILLER
4016 7th Street, NE
Washington D.C. 20017

and

UNKNOWN OWNER OF PROP-
ERTY
Accokeek Road,
Map 153, Grid B3, Parcel 0121,
Acct No. 05-3971405

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
Accokeek Road

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 19-40296**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Accokeek Road, Waldorf, Ac-
count No. 05-3971405 and assessed
to Valgene Miller, and sold by the
Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

Accokeek Road,
District 05, Map 153, Grid B3,
Parcel 0121
Acct No.: 3971405

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 2nd day
of March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
27th day of March, 2020, warning
all persons interested in said prop-
erty to be and appear in this Court
by the 6th day of May, 2020, to re-
deem the property, Accokeek Road,
Waldorf, Account number 05-3971405,
and answer the Complaint of or
thereafter a final decree will be ren-
dered foreclosing all rights of re-
demption in the property and vest-
ing in the Plaintiff,
WILBARGER, LLC, a title free and
clear of all encumbrances, except for
ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137208 (3-12,3-19,3-26)

137208 (3-12,3-19,3-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE SOPHIE
CARRINGTON

Notice is given that Lester George
Sibert, whose address is 4803 River
Valley Way, Bowie, MD 20720, was
on February 3, 2020 appointed Per-
sonal Representative of the estate of
Annette Sophie Carrington, who
died on January 17, 2020 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 11th day of
August, 2020.

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, except if the deced-
ent 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 ob-
tained from the Register of Wills.

MICHELLE R WHISONANT
Personal Representative

ESTATE NO. 116235

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

137250 (3-12,3-19,3-26)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Vs. Plaintiff

REGINOLD MINTZ
9103 Woodmore Center Drive
Lanham, Maryland 20706

and

UNKNOWN OWNER OF PROP-
ERTY
Whitwell Drive,
Map 052, Grid B4, Parcel 0000,
Acct No. 20-2171155

the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
PT Lot 5, Whitwell Drive, Landover,
Account Number 20-2171155

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 19-40297**

The object of this proceeding is to
secure the foreclosure

LEGALS

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

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

**7109 OLD BRANCH AVENUE
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust from Damon Hill, dated November 11, 2015 and recorded in Liber 38818, Folio 139, and re-recorded at Liber 41772, Folio 361 among the Land Records of Prince George’s County, Maryland, modified by Loan Modification Agreement recorded on September 20, 2017 in the Land Records of Prince George’s County at Liber No. 40037, Folio 189, with an original principal balance of \$211,605.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

137069 (3-5,3-12,3-19)

LEGALS

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

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

**613 64TH PLACE
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:35 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603838)

Laura H.G. O’Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

137077 (3-5,3-12,3-19)

LEGALS

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

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

**8511 DANGERFIELD ROAD
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Maureen E. Robinson, dated November 8, 2006 and recorded in Liber 26419, Folio 411 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$244,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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 \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, and Randall J. Rolls,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

137064 (3-5,3-12,3-19)

LEGALS

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

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

**15412 NEMAN DRIVE
BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Raquel Williams, dated April 30, 2007, and recorded in Liber 27776 at folio 359 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:37 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600313)

Laura H.G. O’Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

137079 (3-5,3-12,3-19)

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**

**10103 S. CAMPUS WAY
A/R/T/A 10103 CAMPUS WAY SOUTH
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 20, 2016 and recorded in Liber 38053, Folio 339 among the Land Records of Prince George’s County, MD, with an original principal balance of \$229,883.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George’s County, MD and described as Unit Numbered Seventy-three (73) in Building Eleven (11) in a plan of condominium subdivision known as “Prince Place at Northampton Condominium No. Two” 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 \$21,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 344037-1)

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

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

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

137176 (3-12,3-19,3-26)

LEGALS

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

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

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

**2006 WHISTLING DUCK DRIVE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Antoine Dyson and Danielle D Wilson, dated April 13, 2006, and recorded in Liber 25127 at folio 690 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 24, 2020
AT 9:31 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THERON situated in Prince George’s County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an “as is” condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-605961)

Laura H.G. O’Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE’S COUNTY, Maryland

137074 (3-5,3-12,3-19)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MARY J. GOLLADAY (DE-
CEASED)
JAMES D. GOLLADAY (DE-
CEASED)
3519 Brightseat Road
Landover, MD 20785

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-24840

Notice is hereby given this 21st day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3519 Brightseat Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 2020, 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 23rd day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$242,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137092 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MAN YONG O

SERVE:
10509 LAREN LANE
CLINTON MD 20735

AND

JOHN F. NOVAK, TRUSTEE

AND

JOHN E. BOND, TRUSTEE

AND

BANK OF AMERICA, NA
F/K/A EQUITABLE TRUST CO.

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD
21093-2264

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10509 LAREN LANE
CLINTON MD 20735

And

Unknown Owner of the property 10509 LAREN LANE described as follows: Property Tax ID 09 949438 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-39149

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

9,671. Sq.Ft. & Imps Waldon Woods popes Lot 5 Blk A, Assmt \$238,134 Lib 06818 Fl 532 and assigned to MAN YONG O, also known as 10509 LAREN LANE, CLINTON MD 20735, Tax Account No. 09 949438 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the

property to appear in this Court by the 20th day of April, 2020 and redeem the property described above 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 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
137121 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

FRANK A GLADDEN

SERVE:
12211 KINGSWELL ST
BOWIE MD 20721

AND

LUJUAN E GLADDEN
A/K/A LAJUAN E. GLADDEN

SERVE:
12211 KINGSWELL ST
BOWIE MD 20721

AND

TENACITY MORTGAGE

SERVE:
JEFFREY LOBEL, RESIDENT
AGENT
9001 EDMONSTON ROAD, SUITE 30
GREENBELT, MD 20770

AND

GREGORY D'ARCO, TRUSTEE

SERVE:
9400 KEY WEST AVE, SUITE 250
ROCKVILLE MD 20850

AND

AQUA FINANCE, INC.

SERVE:
CSC-LAWYERS INCORPORATING
SERVICE COMPANY, RESIDENT
AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12211 KINGSWELL ST
BOWIE MD 20721

And

Unknown Owner of the property 12211 KINGSWELL ST described as follows: Property Tax ID 07 773424 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-39148

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

9,847. Sq.Ft & Imps Kettering Lot 8 Blk 66, Assmt \$73,300 Lib 10022 Fl 652 and assessed to FRANK A GLADDEN and LUJUAN E GLADDEN, also known as 12211 KINGSWELL ST, BOWIE MD 20721, Tax Account No. 07 773424 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above 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 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
137122 (3-5,3-12,3-19)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

vs.

VERONICA G. KILDARE
4220 Glenn Dale Road
Bowie, Maryland 20720

and

UNKNOWN OCCUPANY residing at
4222 Glenn Dale Road
Bowie, Maryland 20720

and

UNKNOWN OWNER OF PROPERTY
4222 Glenn Dale Road,
Map 053, Grid D2, Parcel 028,
Acct No. 13-1424670
the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in 4222 Glenn Dale Road, Bowie, Account Number 13-1424670

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-40298

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 4222 Glenn Dale Road, Bowie, Account No. 13-1424670 and assessed to Veronica G. Kildare, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

4222 Glenn Dale Road,
District 13, Map 053, Grid D2,
Parcel 0028,
Acct No.: 1424670

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 2nd day of March, 2020, 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 a general circulation once a week for three successive weeks, before the 27th day of March, 2020, warning all persons interested in said property to be and appear in this Court by the 6th day of May, 2020, to redeem the property, 4222 Glenn Dale Road, Bowie, Account number 13-1424670, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137210 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

vs.

SHERELL A. FERSNER
1704 Quarter Avenue
Capitol Heights, Maryland 20743

and

UNKNOWN OWNER OF PROPERTY
Lts 56.57, Quarter Avenue,
Map 072, Grid F4, Parcel 000,
Acct No. 06-0624346
the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in Quarter Avenue, Capitol Heights, Account Number 06-0624346

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-40299

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Quarter Avenue, Capitol Heights, Account No. 06-0624346 and assessed to Sherell A. Fersner, and sold by the Collector of Taxes for Prince George's County and the

State of Maryland to the Plaintiffs in these proceedings:

Quarter Avenue
District 06, Map 079, Grid F4,
Parcel 0000,
Acct No.: 0624346

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 2nd day of March, 2020, 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 a general circulation once a week for three successive weeks, before the 27th day of March, 2020, warning all persons interested in said property to be and appear in this Court by the 6th day of May, 2020, to redeem the property, Quarter Avenue, Capitol Heights, Account number 06-0624346, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137211 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

vs.

CARSON F. WHITAKER
13545 Youngwood Turn
Bowie, Maryland 20715

and

FIRST FEDERAL FSB
201 Main Street, South
Hutchinson, Minnesota 55350

and

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.
1818 Library Street
Reston, Virginia 20190

and

CLASSIC SETTLEMENTS, INC.
Trustees
C/o Stuart M Schabes, Resident
Agent
Ober, Kaler, Grimes and Shriver
120 East Baltimore Street
Baltimore, Maryland 21202

and

UNKNOWN OWNER OF PROPERTY
12910 Fletchertown Road,
Map 037, Grid A2, Parcel 0218,
Acct No. 14-1630599
the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in 12919 Fletchertown Road, Bowie

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-40305

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 12919 Fletchertown Road, Bowie, Account No. 14-1630599 and assessed to Sherell A. Fersner, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

12910 Fletchertown Road,
District 14, Map 037, Grid A2,
Parcel 0218,
Acct No.: 1630599

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 2nd day of March, 2020, 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 a general circulation once a week for three successive weeks, before the 27th day of March, 2020, warning all persons interested in said property to be and appear in this Court by the 6th day of May, 2020, to redeem the property, 12919 Fletchertown Road, Bowie, Account number 14-1630599, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137212 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

FREDERICK CORDER

SERVE:
1206 GOLF COURSE DRIVE
MITCHELLEVILLE MD 20721

SERVE:
11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

AND

MARILYN M CORDER

SERVE:
1206 GOLF COURSE DRIVE
MITCHELLEVILLE MD 20721

SERVE:
11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

11318 KETTERING TERRACE
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 11318 KETTERING TERRACE described as follows: Property Tax ID 13 1501345 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 19-39147

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

1,503. Sq. Ft & Imps. Kettering Plat 57 Lot 13-5 Blk 16, Assmt \$212,733 Lib 06630 Fl 716 and assessed to FREDERICK CORDER and MARILYN M CORDER, also known as 11318 KETTERING TERRACE, UPPER MARLBORO MD 20774, Tax Account No. 13 1501345 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above 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 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
137123 (3-5,3-12,3-19)

ORDER OF PUBLICATION

LEO BRUSO

Plaintiff

v.

HENRY L. BUTLER, BETTY L. BUTLER, APRIL WRIGHT, PERSONAL REPRESENTATIVE OF THE ESTATE OF CLARA B. SMITH, PRINCE GEORGE'S COUNTY, MD, STATE OF MARYLAND

and

THE TESTATE AND INTESTATE SUCCESSORS OF CLARENCE T. BUTLER, SR., BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED; ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Brandywine, 11th Election District of Prince George's County, MD,

Dual Use, 10.1900 Acres & Imps., Assmt \$452,366 Map 126 Grid F1 Par 007 Lib 30258 Fl 446 and assessed to Butler Clarence & Clara Smith, et al. under Account Number 1140078, having a street address of 9919 Frank Tippett Rd, Cheltenham, MD 20623.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-00005

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

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7705 24TH AVENUE
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust from Juan Rios Escobar and Alba Alvarado, dated August 31, 2007 and recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$385,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137271 (3-19,3-26,4-2)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**802 RACHEL COURT
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$21,000.00 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.

LEGALS

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137272 (3-19,3-26,4-2)

PUBLIC NOTICE

DRAFT PRINCE GEORGE'S COUNTY FY 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Fiscal Year (FY) 2021 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 17, 2020. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2021 to address priority needs and specific objectives identified in the FY 2021-2025 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

The FY 2021 AAP is based on the U.S. Department of Housing and Urban Development (HUD)'s Federal FY 2019 (County FY 2020) formula allocations with estimated entitlement allocations for each activity that may be proportionally adjusted to match the actual funding allocations upon notification from HUD. The estimated FY 2021 formula allocations for the County are: CDBG - \$5,029,514 plus \$344,311 in Program Income; HOME - \$1,966,359 plus \$1,245,478 in Program Income; and ESG - \$423,194 plus \$423,194 in Matching Funds.

Proposed CDBG - funded projects:

• CDBG Program Income Activities	\$ 344,311.00
• Affordable Housing	\$2,010,328.00
• Economic Development	\$ 162,800.00
• Planning & Administration	\$1,003,528.00
• Public Facilities & Infrastructure	\$1,098,443.00
• Public Services	\$ 754,415.00
Total:	\$5,373,825.00

Proposed HOME-funded projects:

• HOME Program Income Activities	\$1,245,478.00
• Homebuyer Activities	\$ 505,204.00
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$ 505,204.00
• CHDO Set-Aside Activities	\$ 216,516.00
• CHDO Operating Assistance	\$ 72,172.00
• HOME Administration	\$ 144,344.00
• HOME Voluntary Grant Reduction Plan	\$ (522,919.00)
Total:	\$2,688,918.00

Proposed ESG - funded projects:

• Emergency Shelter	\$ 181,485.00
• Street Outreach	\$ 50,000.00
• Homeless Management Information System	\$ 31,170.00
• Rapid Re-housing	\$ 70,000.00
• Homelessness Prevention	\$ 70,000.00
• ESG Administration	\$ 20,539.00
• ESG Match	\$ 423,194.00
Total:	\$ 846,388.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, Attention: Estella Alexander, Director.

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

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

By Authority of:
Estella Alexander, Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: March 19, 2020

137387 (3-19)

PUBLIC NOTICE

DRAFT PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2021-2025 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Fiscal Year (FY) 2021 - 2025 Consolidated Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 17, 2020. A copy of the Consolidated Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

Prince George's County is the recipient of funds under three federal entitlement programs covered by the Consolidated Plan, including the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. As such, the Consolidated Plan for Housing and Community Development identifies federal, state and local resources expected to be available for the next five years and the institutional structure in which the Consolidated Plan will be implemented.

The Plan outlines measures to improve housing opportunities by creating and preserving affordable housing, increase economic development, prevent homelessness, reduce the hazards of lead-based paint, address the needs of public housing, present an anti-poverty strategy, invest in public services, and meet the needs of persons with special needs. Further, the Consolidated Plan estimates the amount of federal entitlement funds projected for proposed housing and community development activities in order to achieve the goals and carry out the objectives over a five-year period.

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, Attention: Estella Alexander, Director.

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

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

By Authority of:
Estella Alexander, Director
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: March 19, 2020

137385 (3-19)

LEGALS

NOTICIA PUBLICA

REDACTO DEL PLAN DE ACCION ANUAL DE VIVIENDA Y DESARROLLO COMUNITARIO DEL AÑO FISCAL 2021 DEL CONDADO DE PRINCE GEORGE

El Redacto del Plan de Acción Anual de Vivienda y Desarrollo Comunitario del Año Fiscal 2021 del Condado de Prince George (AAP) está ahora disponible para comentarios del público por un periodo de 30 días. El periodo para que el público comente termina el 17 de abril de 2020. Una copia del Plan de Acción Anual está disponible en la Oficina del Departamento de la Vivienda y Desarrollo Comunitario ("DHCD") en el 9200 Basil Court, Suite 500, Largo, Maryland 20774, o en el sitio web:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o pueden ser enviados por correo contactando DHCD al 301-883-5540 o al 301-883-5570.

El Plan de Acción Anual de Vivienda y Desarrollo Comunitario es una estrategia comprensiva que describe acciones, actividades y programas que van a tomar lugar durante el Año Fiscal 2021 para abordar las necesidades de prioridad y objetivos específicos del Plan Consolidados del Año Fiscal 2021-2025. EL AAP también sirve como una aplicación para los siguientes fondos de derecho Federal: Programa de Subsidio en Bloque de Desarrollo Comunitario (CDBG), Programa de Asociación de Inversión HOME (HOME) y el Programa de Subsidio de Soluciones de Emergencia.

El AAP del Año Fiscal 2021 está basado en la fórmula de asignación con asignaciones estimadas de derechos para cada actividad del Departamento de la Vivienda y Desarrollo Comunitario de los Estados Unidos (HUD) y que pueden ser proporcionalmente ajustados para igualar la localización de fondos actuales ante la notificación del HUD. La fórmula estimada para la localización de fondos para el Año Fiscal 2021 para el Condado es: CDBG - \$5,029,514 adicional \$344,311 en ingresos del Programa; HOME - \$1,966,359 adicional \$1,245,478 en ingresos del Programa; y ESG - \$423,194 en fondos igualados.

Proyectos propuestos financiados por CDBG:

• Actividades del Programa de Ingresos de CDBG	\$ 344,311.00
• Vivienda Asequible	\$2,010,328.00
• Desarrollo Económico	\$ 162,800.00
• Planificación y Administración	\$1,003,528.00
• Infraestructura y Facilidades Públicas	\$1,098,443.00
• Servicios Públicos	\$ 754,415.00
Total:	\$5,373,825.00

Proyectos propuestos financiados por HOME:

• Actividades del Programa de Ingresos de HOME	\$1,245,478.00
• Actividades de Compradores de casas	\$ 505,204.00
• Programa de Construcción y Rehabilitación de Viviendas de Alquiler	\$ 505,204.00
• Actividades de reserva de CHDO	\$ 216,516.00
• Asistencia de Operaciones CHDO	\$ 72,172.00
• Administración HOME	\$ 144,344.00
• Plan de Subsidio de Reducción Voluntaria HOME	\$ (522,919.00)
Total:	\$2,688,918.00

Proyectos propuestos financiados por ESG:

• Refugios de emergencia	\$ 181,485.00
• Alcance en la calle	\$ 50,000.00
• Sistema de Manejo de Información de personas sin hogar	\$ 31,170.00
• Reubicación Rápida	\$ 70,000.00
• Prevención de falta de vivienda	\$ 70,000.00
• Administración de ESG	\$ 20,539.00
• Pareo de ESG	\$ 423,194.00
Total:	\$ 846,388.00

Comentarios por escrito pueden ser dirigidos / enviados al Prince George's Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland 20774, Atención: Estella Alexander, Directora.

Para más información, por favor contacte a la Oficina de Planificación y Desarrollo Comunitario (CDP) al 301-883-5540 o al 301-883-5570, TDD 301-883-5428.

El Condado de Prince George's promueve afirmativamente igualdad de oportunidades y no discrimina en la base de raza, color, género, religión, etnicidad u origen étnico, impedimento, o estatus familiar, para la admisión o obtener acceso a programas o beneficios.

Autorizado por:
Estella Alexander, Directora
Departamento de la Vivienda y Desarrollo de la Comunidad
9200 Basil Court, Suite 500, Largo, Maryland 20774
Fecha: 19 de marzo de 2020

137388 (3-19)

NOTICIA PUBLICA

REDACTO DEL PLAN CONSOLIDADO DEL AÑO FISCAL (FY) 2021-2025 PARA EL DESARROLLO COMUNITARIO Y DE VIVIENDAS

El Redacto del Plan Consolidado del Año Fiscal 2021-2025 para el Desarrollo Comunitario y de Viviendas del Condado de Prince George está ahora disponible para que el público pueda hacer comentarios en un periodo de 30 días. El tiempo para que el público pueda comentar termina en abril 17, 2020. Una copia de el Plan Consolidado está disponible en la Oficina del Departamento de la Vivienda y Desarrollo Comunitario ("DHCD") en el 9200 Basil Court, Suite 500, Largo, Maryland 20774, el sitio web es: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o puede ser enviado por correo de ser solicitado contactando DHCD al 301-883-5540 o al 301-883-5570.

El Condado de Prince George es recipiente de fondos de tres programas federales de derecho cobiertos por el Plan Consolidado, incluyendo el Programa de Subsidio en Bloque de Desarrollo Comunitario (CDBG), el Programa de Asociación de Inversión HOME (HOME) y el Programa de Subsidio de Soluciones de Emergencia (ESG). Como tal, el Plan Consolidado para Desarrollo de Comunidades y Vivienda identifica recursos federales, estatales y locales que se esperan estén disponibles por los próximos cinco años y la estructura institucional en la cual el Plan Consolidado será implementado.

El Plan resalta medidas para mejorar oportunidades de vivienda creando y preservando vivienda asequible, aumentando el desarrollo económico, previniendo la falta de vivienda, reduciendo los peligros de la pintura a base de plomo, abordando las necesidades de vivienda pública, presentando una estrategia anti-pobreza, invirtiendo en servicios públicos y satisfaciendo las necesidades de personas con necesidades especiales. Más aun, el Plan Consolidado que la cantidad federal de fondos proyectada para viviendas y actividades de desarrollo comunitario sea suficiente para alcanzar las metas y poder llevar a cabo los objetivos durante los próximos cinco años.

Comentarios por escrito pueden ser dirigidos / enviados al Prince George's Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland 20774, Atención: Estella Alexander, Directora.

Para más información, por favor contacte a la Oficina de Planificación y Desarrollo Comunitario (CDP) al 301-883-5540 o al 301-883-5570, TDD 301-883-5428.

El Condado de Prince George's promueve afirmativamente igualdad de oportunidades y no discrimina en la base de raza, color, género, religión, etnicidad u origen étnico, impedimento, o estatus familiar, para la admisión o obtener acceso a programas o beneficios.

Autorizado por:
Estella Alexander, Directora
Departamento de la Vivienda y Desarrollo de la Comunidad
9200 Basil Court, Suite 500, Largo, Maryland 20774
Fecha: 19 de marzo de 2020

137386 (3-19)

LEGALS

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 101
Timonium, Maryland 21093
Plaintiff

v.

Gary A. Cooper
12612 Cambleton Drive
Upper Marlboro, MD 20774

Maryland State Savings and Loan Association NKA Branch Banking and Trust Company
Serve: The Corporation Trust Incorporated, Resident Agent
2405 York Road, Suite 201
Lutherville Timonium MD 21093-2264

12612 CAMBLETON DRIVE

and

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

Serve: M. Andree Green, County Attorney
Office of Law
County Administration Building,
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and

And all persons having or claiming to have an interest in said property which is described as:

12612 Cambleton Drive, Upper Marlboro, MD 20774, 7th (Seventh) Election District, described as follows:

All that lot of land PLAT 16 9,540.0000 SQ.FT. & IMPS. KETTERING LOT 7 BLK 28

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 19-40302

PETITION TO FORECLOSE RIGHT OF REDEMPTION

Petitioner, James F. Truitt, Jr., by its attorney James F. Truitt, Jr., hereby respectfully represents unto this Honorable Court as follows:

1. That on May 14, 2018, Gail D. Francis, Director of Finance and Collector of Taxes for Prince George's

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 12612 Cambleton Drive, 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:

All that lot of land PLAT 16 9,540.0000 SQ.FT. & IMPS. KETTERING LOT 7 BLK 28

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

It is thereupon this 2nd day of March, 2020, 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 6th day of May, 2020, and redeem the property 12612 Cambleton Drive, Upper Marlboro, MD 20774 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's 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
137218 (3-12,3-19,3-26)

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 101
Timonium, Maryland 21093
Plaintiff

v.

Kimberly Bolling
10702 Heather Glen Way
Bowie, MD 20720

PRLAP Inc., Trustee
Serve: The Corporation Trust Inc, Resident Agent
2405 York Road, Suite 201
Timonium, MD 21093

Bank of America NA
Serve: The Corporation Trust Inc., Resident Agent
2405 York Road, Suite 201
Timonium, MD 21093

4000 MITCHELLVILLE ROAD, UNIT B424

and

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

Serve: M. Andree Green, County Attorney
Office of Law
County Administration Building,
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

and

And all persons having or claiming to have an interest in said property which is described as:

4000 Mitchellville Road, Condo Unit: B-424, Bowie, MD 20716, 7th (Seventh) Election District, described as follows:

All that lot of land and imps. Unit B424 4,423.0000 Sq.Ft. & Imps. Omni Professional Assmt \$252,700 Lib 35856 Fl 245 Unit B-424 and assessed to Bolling Kimberly.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 19-40255

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 4000 Mitchellville Road, Condo Unit: B-424, Bowie, MD 20716 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:

All that lot of land and imps. Unit B424 4,423.0000 Sq.Ft. & Imps. Omni Professional Assmt \$252,700 Lib 35856 Fl 245 Unit B-424 and assessed to Bolling Kimberly.

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

It is thereupon this 2nd day of March, 2020, 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 6th day of May, 2020, and redeem the property 4000 Mitchellville Road, Condo Unit: B-424, Bowie, MD 20716 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's 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
137214 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093
Plaintiff

v.

Robert Joseph Griffith
Evangeline Griffith

9210 DANGERFIELD ROAD

and

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

and

Any and all person 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 Prince George's County Collector of State and County Taxes for said County known as:

9210 Dangerfield Road, Clinton, MD 20735, 9th (ninth) Election District, described as follows:

All that lot of land and imps. 4787 Ac Eq Pt 18 20.852.0000 Sq.Ft. & Imps. Townsend Sub Assmt \$165,033 Lib 13592 Fl 619 and assessed to Griffith Robert J H & Evangeline M

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 19-40300

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9210 Dangerfield Road, 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:

All that lot of land and imps. 4787 Ac Eq Pt 18 20.852.0000 Sq.Ft. & Imps. Townsend Sub Assmt \$165,033 Lib 13592 Fl 619 and assessed to Griffith Robert J H & Evangeline M

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

It is thereupon this 2nd day of March, 2020, 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 6th day of May, 2020, and redeem the property 9210 Dangerfield Road, Clinton, MD 20735 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's 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
137215 (3-12,3-19,3-26)

Michael E Lyons
5819 Allentown Rd
Suitland, MD 20746
301-952-9000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA SCOFIELD

Notice is given that Clarence Scofield, whose address is 3307 Old Largo Road, Upper Marlboro, MD 20772, was on February 18, 2020 appointed Personal Representative of the estate of Patricia Scofield, who died on December 22, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of August, 2020.

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.

CLARENCE SCOFIELD
Personal Representative

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

Estate No. 116299

137251 (3-12,3-19,3-26)

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093
Plaintiff

v.

Dewey L Sampson
Gloria J Sampson

5610 ROLLINS LANE

and

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

and

Any and all person 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 Prince George's County Collector of State and County Taxes for said County known as:

5610 Rollins Lane, Capitol Heights, MD 20743, 18th (Eighteenth) Election District, described as follows:

All that lot of land and imps. Plat 1 4,765.0000 Sq.Ft. & Imps. Rollinsdale Lot 6 Bk B Assmt \$187,800 Lib 04736 Fl 127 and assessed to Sampson Dewey L & Gloria J

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 19-40254

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5610 Rollins Lane, 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:

All that lot of land and imps. Plat 1 4,765.0000 Sq.Ft. & Imps. Rollinsdale Lot 6 Bk B Assmt \$187,800 Lib 04736 Fl 127 and assessed to Sampson Dewey L & Gloria J

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

It is thereupon this 2nd day of March, 2020, 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 6th day of May, 2020, and redeem the property 5610 Rollins Lane, Capitol Heights, MD 20743 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's 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
137216 (3-12,3-19,3-26)

Kisha L. Woolen, Esquire
Tobin O'Connor & Ewing
5335 Wisconsin Avenue NW #700
Washington, DC 20015
202-362-5900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELYN YVETTE CHANDLER

Notice is given that Tyrone V. Patterson, Jr., whose address is 11506 Colts Neck Drive, Upper Marlboro, MD 20772, was on February 21, 2020 appointed Personal Representative of the estate of Jacquelyn Yvette Chandler, who died on December 24, 2019 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 21st day of August, 2020.

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.

TYRONE V. PATTERSON, JR.
Personal Representative

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

Estate No. 116265

137249 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093
Plaintiff

v.

James W. Tibbs
Stephanie Kyle

198 DAIMLER DRIVE

and

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

and

Any and all person 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 Prince George's County Collector of State and County Taxes for said County known as:

198 Daimler Drive, Capitol Heights, MD 20743, 18th (Eighteenth) Election District, described as follows:

All that lot of land 3,195.000 SQ.FT. & IMPS. CENTRAL PARK CONDO ASSMT \$120,000 LIB 13795 FL 730 UNIT 31 AND ASSESSED TO TIBBS JAMES W & STEPHANIE KYLE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 19-40301

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 198 Daimler Drive, 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:

All that lot of land 3,195.000 SQ.FT. & IMPS. CENTRAL PARK CONDO ASSMT \$120,000 LIB 13795 FL 730 UNIT 31 AND ASSESSED TO TIBBS JAMES W & STEPHANIE KYLE

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

It is thereupon this 2nd day of March, 2020, 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 6th day of May, 2020, and redeem the property 198 Daimler Drive, Capitol Heights, MD 20743 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's 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
137217 (3-12,3-19,3-26)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON RAYE HILMAN

Notice is given that Laura A. Verga, whose address is 11280 Keokee Court, Swann Point, MD 20645, was on March 3, 2020 appointed Personal Representative of the estate of Sharon Raye Hilman, who died on November 26, 2019 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 3rd day of September, 2020.

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.

LAURA A. VERGA
Personal Representative

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

Estate No. 116185

137254 (3-12,3-19,3-26)

ORDER OF PUBLICATION

JAMES SCHNEIDER
c/o Michael J. Grady, Esq.
50 West Montgomery Ave.
Suite 100
Rockville, MD 20850
Plaintiff

vs.

FRANK L. NELMS JR.
4600 Don Lorenzo Dr. #7
Los Angeles, CA 90008

The Office of Finance of Prince George's County, Maryland
Gail Francis, Director of Finance
14741 Governor Bowie Dr., Rm. 1090
Upper Marlboro, MD 20772

Prince George's County State's Attorney Office
14735 Main St M3403,
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
Case No.: CAE 19-40256

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

"1.3900 Acres.
Map 145 Grid F2 Par 152 Lib 04552, Fl 105."
Assmt \$71,300
And assessed to Frank L. Nelms Jr.

The Property address is: 13400 Old Indian Head, Rd. Brandywine MD 20613

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

It is thereupon this 2nd day of March, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, that Notice be given by the insertion of a copy of this Order in The Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137213 (3-12,3-19,3-26)

Michael S. Gerton
200-A Monroe Street, Suite 200
Rockville, MD 20850
301-762-8872

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANET J. PARKER

Notice is given that Sharon O'Keefe, whose address is 225 Second Street E. Apartment 17, Sonoma, CA 95476, was on February 4, 2020 appointed Personal Representative of the estate of Janet J. Parker who died on October 21, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of August, 2020.

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.

SHARON O'KEEFE
Personal Representative

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

Estate No. 116147</

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1st FLOOR
COCKEYSVILLE, MARYLAND
21030

Nichole Tillman
1811 Saint James Rd.
Accokeek MD 20607

Plaintiff

vs.

Plaintiff

IRENE R JONES

Anita D. Washington
2224 13th Street NW
Washington DC 20009

Plaintiff

Plaintiff

SERVE: 5418 ELLERBIE ST
LANHAM, MD 20706

AND

AND

JOHN B JONES

Prince George's County
Serve: Rhonda Weaver County Attorney
14741 Gov. Oden Bowie Dr.
Rm 5121
Upper Marlboro MD 20772

AND

AND

SERVE: 5418 ELLERBIE ST
LANHAM, MD 20706

AND

Prince George's County
Serve: Rhonda Weaver County Attorney
14741 Gov. Oden Bowie Dr.
Rm 5121
Upper Marlboro MD 20772

Prince George's County
Serve: Rhonda Weaver County Attorney
14741 Gov. Oden Bowie Dr.
Rm 5121
Upper Marlboro MD 20772

AND

All persons that have or claim to have any interest in real property known as Tax Account #08-0831438; Lots 13 14 15 16 17 18 & 19 Eagle Harbor, Blk 21; 23308 Patuxent Blvd. Aquasco MD 20608

All persons that have or claim to have any interest in real property known as Tax Account #06-0457655; 3805 Swann Rd., Unit 203, Suitland MD 20746

All persons that have or claim to have any interest in real property known as Tax Account #08-0831438; Lots 13 14 15 16 17 18 & 19 Eagle Harbor, Blk 21; 23308 Patuxent Blvd. Aquasco MD 20608

PNC BANK, NATIONAL ASSOCIATION

AND

Any unknown owner for real property known as Tax Account #06-0457655; 3805 Swann Rd., Unit 203, Suitland MD 20746, and the unknown owner's heirs, devisees and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest;

AND

SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY
RESIDENT AGENT
7 ST PAUL ST, STE 820
BALTIMORE, MD 21202

Any unknown owner for real property known as Tax Account #08-0831438; Lots 13 14 15 16 17 18 & 19 Eagle Harbor, Blk 21; 23308 Patuxent Blvd. Aquasco 20608, and the unknown owner's heirs, devisees and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest;

Defendants

Any unknown owner for real property known as Tax Account #08-0831438; Lots 13 14 15 16 17 18 & 19 Eagle Harbor, Blk 21; 23308 Patuxent Blvd. Aquasco 20608, and the unknown owner's heirs, devisees and personal representatives and any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest;

SERVE: 249 FIFTH AVENUE
PITTSBURGH, PA 15222

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05620

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05622

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05620

SERVE: 2730 LIBERTY AVE
PITTSBURGH, PA 15222

VERIFIED COMPLAINT TO FORECLOSE RIGHT OF REDEMPTION
23308 Patuxent Blvd. Aquasco 20608

VERIFIED COMPLAINT TO FORECLOSE RIGHT OF REDEMPTION
3805 Swann Rd., Unit 203, Suitland MD 20746
Tax Account # 06-0457655

VERIFIED COMPLAINT TO FORECLOSE RIGHT OF REDEMPTION
23308 Patuxent Blvd. Aquasco 20608
Lots 13, 14, 15, 16, 17, 18 & 19 Eagle Harbor, Blk 21
Tax Account # 06-0588053

AND

Lots 13, 14, 15, 16, 17, 18 and 19, Eagle Harbor, Block 21
Tax Account # 08-0831438

Defendants

DONNA MASTASCUSA, TRUSTEE

Nichole Tillman, Plaintiff

Nichole Tillman, Plaintiff

SERVE: 249 FIFTH AVENUE
PITTSBURGH, PA 15222

vs.

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05622

vs.

SERVE: 2730 LIBERTY AVE
PITTSBURGH, PA 15222

Anita D. Washington, et al
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05622

AND

In the Circuit Court for Prince George's County, Maryland
Case No: CAE 20-05620

ORDER OF PUBLICATION

ORDER OF PUBLICATION

(All persons having or claiming to have an interest in the property situated and lying in Prince George's County and known as:)

Plaintiff in the above-captioned case has filed to foreclose all rights of redemption in the following property in Prince George's County, State of Maryland, sold by the collector of taxes of Prince George's County and the State of Maryland to the Plaintiff:

Plaintiff in the above-captioned case has filed to foreclose all rights of redemption in the following property in Prince George's County, State of Maryland, sold by the collector of taxes of Prince George's County and the State of Maryland to the Plaintiff:

Plaintiff in the above-captioned case has filed to foreclose all rights of redemption in the following property in Prince George's County, State of Maryland, sold by the collector of taxes of Prince George's County and the State of Maryland to the Plaintiff:

5418 ELLERBIE ST
LANHAM, MD 20706

23308 Patuxent Blvd. Aquasco 20608
Lots 13, 14, 15, 16, 17, 18 and 19, Eagle Harbor, Block 21
Tax Account # 08-0831438

3805 Swann Rd., Unit 203, Suitland MD 20746
Bldg 4, Unit 203, 1,834 sq ft & Imps. Swann Hill Condo
Tax Account # 06-0457655

4002 Lyons St. Temple Hills MD 20748
Tax Account # 06-0588053

And

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

Unknown Owner of the property 5418 ELLERBIE ST described as follows: Property Tax ID 20 2182194 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

ORDERED that notice be given by insertion of a copy of this Order in some paper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning any person who may have an interest in the Property to appear in this Court by the 12th day of May, 2020 to 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 Plaintiff title free and clear of all encumbrances.

ORDERED that notice be given by insertion of a copy of this Order in some paper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning any person who may have an interest in the Property to appear in this Court by the 12th day of May, 2020 to 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 Plaintiff title free and clear of all encumbrances.

ORDERED that notice be given by insertion of a copy of this Order in some paper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning any person who may have an interest in the Property to appear in this Court by the 12th day of May, 2020 to 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 Plaintiff title free and clear of all encumbrances.

And

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

It is this 9th day of March, 2020, by the Circuit Court for Prince George's County,

PRINCE GEORGE'S COUNTY, MARYLAND

True Copy—Test: Mahasin El Amin, Clerk 137331 (3-19,3-26,4-2)

True Copy—Test: Mahasin El Amin, Clerk 137332 (3-19,3-26,4-2)

True Copy—Test: Mahasin El Amin, Clerk 137333 (3-19,3-26,4-2)

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

NOTICE

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

NOTICE

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 20-03218

NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

NOTICE

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

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

IN RE: GUARDIANSHIP OF GARRISON C. NWACHUKWU
Respondent
TPR- 20-0001
CROSS REFERENCE WITH: CINA 18-0226

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

6,825 Sq.Ft. & Imps. Seabrook Park Est Lot 13 Blk 12, Assmt #221,467 Lib 07039 FI 133 and assessed to IRENE R JONES and , also known as 5418 ELLERBIE ST, , Tax Account No. 20 2182194 on the Tax Roll of the Director of Finance.

vs.

NOTICE BY PUBLICATION TO PUTATIVE FATHER

vs.

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

Michael D. Muse
a/k/a Michael D. Muse, Sr.
6206 Dimrill Court
Fort Washington, MD 20744
Defendant

To: JOHN DOE

Glenn Abraham
610 Main Street Unit #207
Laurel, MD 20707
Defendant

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County:

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-31867

Relationship: Putative Father

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-28428

ORDERED. That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the property to appear in this Court by the 12th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

Notice is hereby given this 10th day of March, 2020, 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 10th day of April, 2020, 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 10th day of April, 2020.

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 20-0001. All persons who believe themselves to be the parents of a male child born on the 5th day of November, 2018 at UM Prince George's Hospital Center at 3001 Hospital Drive, Cheverly Maryland 20785, to Daja Chinonso, natural mother, date of birth November 22, 1998 and JOHN DOE, putative father, date of birth unknown, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection by April 18, 2020 you will have agreed to the permanent loss of your parental rights to this child.

Notice is hereby given this 10th day of March, 2020, 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 10th day of April, 2020, 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 10th day of April, 2020.
The Report of Sale states the amount of the foreclosure sale price to be \$67,283.93. The property sold herein is known as 610 Main Street Unit #207, Laurel, MD 20707.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test: Mahasin El Amin, Clerk 137315 (3-19,3-26,4-2)

The Report of Sale states the amount of the foreclosure sale price to be \$164,000.00. The property sold herein is known as 6206 Dimrill Court, Fort Washington, MD 20744.

Karen H. Mason
Associate Judge
Seventh Judicial Circuit

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 137345 (3-19,3-26,4-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Susan T. Chartier, Esq.
5100 Wisconsin Avenue, NW
Suite 515
Washington, DC 20016
202-537-1820

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RENEE OLETHIA WYNN

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

Notice is given that Teresa A Wynn-Shoyelu, whose address is 11762 South Laurel Drive, Apt 3B, Laurel, MD 20708, was on March 3, 2020 appointed Personal Representative of the estate of Renee Olethia Wynn, who died on November 14, 2019 without a will.

NOTICE IS GIVEN that the Superior court of the District of Columbia county, City of Washington appointed Carlette Brooks-Dorsey, as the Personal Representative of the Estate of James D. Sumner who died on September 22, 2018 domiciled in the District of Columbia.

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.

The Maryland resident agent for service of process is Quinn O'Connell, Jr., whose address is 4701 Willard Avenue, Apt. #1509, Chevy Chase, MD 20815.

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:

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

(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

PRINCE GEORGE'S COUNTY

(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.

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:

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.

(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

TERESA A WYNN-SHOYELU
Personal Representative

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

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

CARLETTE BROOKS-DORSEY
Foreign Personal Representative

Estate No. 115526
137353 (3-19,3-26,4-2)

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

Estate No. 115979
137154 (3-5,3-12,3-19)

LEGALS

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

LEGALS

NOTICE

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DOROTHY SCHULTZ

vs.

Notice is given that Ralph W. Powers, Jr., whose address is 5415 Water Street, Upper Marlboro, MD 20772, was on January 30, 2020 appointed Personal Representative of the estate of Dorothy Schultz, who died on August 13, 2018 without a will.

Deborah C. Purcell, a/k/a Deborah C. McCannon, a/k/a Deborah C. Sims

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.

AND
John Truman Purcell, Jr.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of July, 2020.

AND
Deborah Purcell, a/k/a Deborah C. McCannon, a/k/a Deborah C. Sims

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:

14220 Highlands Terrace
Accokeek, MD 20607
Defendants

(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

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-28461

(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.

Notice is hereby given this 10th day of March, 2020, 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 10th day of April, 2020, 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 10th day of April, 2020.
The Report of Sale states the amount of the foreclosure sale price to be \$403,560.00. The property sold herein is known as 14220 Highlands Terrace, Accokeek, MD 20607.

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.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 137346 (3-19,3-26,4-2)

RALPH W. POWERS, JR.
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116110
137150 (3-5,3-12,3-19)

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LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
14741 Governor Oden Bowie Drive, Room 1090
Upper Marlboro, MD 20772

Gary E. McAdams
109 Deerrun Street
Fitzgerald, GA 31750-7342

Kettinger Community Association, a/k/a Kettinger Community Association, Inc.
204 Washington Avenue, Suite 102 La Plata, MD 20646

Serve: Matthew B. Quinn, Resident Agent
204 Washington Avenue, Suite 102 La Plata, MD 20646

(Prince George's County, Maryland as statutory Defendant under Section 14-836 of the Tax-Property Article)

and any and all persons that have or claim to have any interest in the property described as:

PROPERTY DESCRIPTION

All that property described as Lot numbered Thirty Six (36) in Block numbered Thirty (30), Plat 17, in that subdivision delineated of record as "KETTERING" per plat of subdivision recorded in Plat Book 73 at plat 23 among the Land Records of Prince George's County, Maryland; said property assessed as 8,800 square feet under Tax ID No.: 07-0785600; being in the Seventh Election District of the County. Said property being all that same land and premises described in deed conveyance into Gary E. McAdams, recorded in Liber 4762 at folio 155 among said Land Records; and commonly known as 12628 Darlenen Street, Upper Marlboro, MD 20774-1702.

In the Circuit Court for Prince George's County, Maryland CAE 20-00082

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

K CAPITAL CORP

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 14801 Springfield Rd., Brandywine, MD 20613
Account Number: 11 1135631
Description: 20,050.0000 Sq. Ft. Wilbook Sub Lot 7 Blk A
Assmt: \$15,400
Liber/Folio: 31502/75
Assessed To: K Capital Corp

In the Circuit Court for Prince George's County, Maryland CAE 20-05572

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

Property Address: 14801 Springfield Rd., Brandywine, MD 20613
Account Number: 11 1135631
Description: 20,050.0000 Sq. Ft. Wilbook Sub Lot 7 Blk A
Assmt: \$15,400
Liber/Folio: 31502/75
Assessed To: K Capital Corp

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137320 (3-19,3-26,4-2)

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

COUL VENTURES, LLC

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 4210 46th St, Bladensburg, MD 20710
Account Number: 02 0155275
Description: Pt of Lots 12 & 16 9,5700.000 Sq. Ft. Blandensburg
Assmt: \$95,700
Liber/Folio: 35363/313
Assessed To: Coul Ventures, LLC

In the Circuit Court for Prince George's County, Maryland CAE 20-05573

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

Property Address: 4210 46th St, Bladensburg, MD 20710
Account Number: 02 0155275
Description: Pt of Lots 12 & 16 9,5700.000 Sq. Ft. Blandensburg
Assmt: \$95,700
Liber/Folio: 35363/313
Assessed To: Coul Ventures, LLC

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137337 (3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

JAMES P COLLINS

SANDRA R COLLINS

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 7927 Livingston Rd, Oxon Hill, MD 20745
Account Number: 12 1219344
Description: 43,298.0000 Sq.Ft. & Imps. Map 105 Grid A4 Par 180
Assmt: \$65,500
Liber/Folio: 34045/291
Assessed To: Collins James P & Sandra R.

In the Circuit Court for Prince George's County, Maryland CAE 20-05571

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

Property Address: 7927 Livingston Rd, Oxon Hill, MD 20745
Account Number: 12 1219344
Description: 43,298.0000 Sq.Ft. & Imps. Map 105 Grid A4 Par 180
Assmt: \$65,500
Liber/Folio: 34045/291
Assessed To: Collins James P & Sandra R.

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137321 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/Plaintiffs,

JERREL HAMLETT (DECEASED)
TREVOR HAMLETT (DECEASED)
5307 Roblee Drive
Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39242

Notice is hereby given this 10th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5307 Roblee Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of April, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137350 (3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

JAMES P COLLINS

SANDRA R COLLINS

STATE OF MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 7929 Livingston Rd, Oxon Hill, MD 20745
Account Number: 12 1235431
Description: Pt Par 178 2.9300 Acres
Map 105 Grid A4 Par 178
Assmt: \$65,300
Liber/Folio: 34045/291
Assessed To: Collins James P

In the Circuit Court for Prince George's County, Maryland CAE 20-05616

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

Property Address: 7929 Livingston Rd, Oxon Hill, MD 20745
Account Number: 12 1235431
Description: Pt Par 178 2.9300 Acres
Map 105 Grid A4 Par 178
Assmt: \$65,300
Liber/Folio: 34045/291
Assessed To: Collins James P

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137328 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/Plaintiffs,

O. JIMMY OGUNNIYI
7606 Killbarron Drive
Laurel, MD 20707

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-27874

Notice is hereby given this 10th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7606 Killbarron Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of April, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$441,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137351 (3-19,3-26,4-2)

ORDER OF PUBLICATION

JAMES SCHNEIDER
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

ZAYED TASEW
6304 45th Pl
Riverdale, MD 20737

JEMAL RAJU
6304 45th Pl
Riverdale, MD 20737

THE STATE OF MARYLAND
S/O Brian E. Frosh,
Attorney General
200 St. Paul Place
Baltimore, MD 21202

PRINCE GEORGE'S COUNTY
S/O Jared McCarthy
County Attorney
County Administration Building,
Room 5121
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

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

Property Address: 909 Nova Ave, Capitol Heights MD 20743
Account Number: 18 1990753
Description: Sw Half Lot 16 & Lots 17.18 (enti Re Imps Razed 7/1/06) 5,000.0000 Sq.Ft. Gr Capitol Heights Blk 13
Assmt: \$31,500
Liber/Folio: 20421/73
Assessed To: Tasew Zayed & Jemal Raju

In the Circuit Court for Prince George's County, Maryland CAE 20-05619

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

Property Address: 909 Nova Ave, Capitol Heights MD 20743
Account Number: 18 1990753
Description: Sw Half Lot 16 & Lots 17.18 (enti Re Imps Razed 7/1/06) 5,000.0000 Sq.Ft. Gr Capitol Heights Blk 13
Assmt: \$31,500
Liber/Folio: 20421/73
Assessed To: Tasew Zayed & Jemal Raju

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137329 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/Plaintiffs,

CLEVIS R. HOOKER
AUGUSTUS T. HOOKER (DECEASED)
2906 Fairlawn Street
Temple Hills, MD 20748

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-39213

Notice is hereby given this 28th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2906 Fairlawn Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of March, 2020, 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 30th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137146 (3-5,3-12,3-19)

THE PRINCE GEORGE'S POST

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FAX 301-627-6260

Editorials & Calendar

EMAIL: PGPOST@GMAIL.COM

LEGALS

NOTICE

IN THE MATTER OF: Mebrat Asfaw Abebe

FOR THE CHANGE OF NAME TO: Lina Asfaw Abebe

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-07677

A petition has been filed to change the name of Mebrat Asfaw Abebe to Lina Asfaw Abebe.

The latest day by which an objection to the petition may be filed is April 6, 2020.

Mahasin El Amin, Clerk of the Circuit Court for Prince George's County, Maryland 137308 (3-19)

NOTICE

IN THE MATTER OF: Svetlana Victoria Alvarado

FOR THE CHANGE OF NAME TO: Svetlana Sergeevna Senina

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-08022

A petition has been filed to change the name of Svetlana Victoria Alvarado to Svetlana Sergeevna Senina.

The latest day by which an objection to the petition may be filed is April 6, 2020.

Mahasin El Amin, Clerk of the Circuit Court for Prince George's County, Maryland 137309 (3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ROBERT MCNEELY

SERVE:
521 OAKWOOD ST, SE
WASHINGTON, DC 20032

SERVE:
15405 MAPLE DR
ACCOKEEK MD 20607

AND

YOLANDA K SPRIGGS

SERVE:
521 OAKWOOD ST, SE
WASHINGTON, DC 20032

SERVE:
15405 MAPLE DR
ACCOKEEK MD 20607

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

15405 MAPLE DR
ACCOKEEK MD 20607

And

Unknown Owner of the property 15405 MAPLE DR described as follows: Property Tax ID 05 405027 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40224

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

20,000. Sq.Ft. & Imps Acco Park Lot 40, Assmt \$222,600 Lib 35688 Fl 281 and assessed to ROBERT MCNEELY and YOLANDA K SPRIGGS, also known as 15405 MAPLE DR, ACCOKEEK MD 20607, Tax Account No. 05 405027 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137118 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

IVAN BUNNS

SERVE:
11315 KETTERING WAY
LARGO MD 20774

AND

PATRICIA BUNNS

SERVE:
11315 KETTERING WAY
LARGO MD 20774

AND

BYRON HUFFMAN, TRUSTEE

SERVE:
PO BOX 369
COLUMBIA, MD 21045

AND

LEONARD J. WILLIAMS, TRUSTEE

AND

PSB MORTGAGE CORP, A
FLORIDA INACTIVE CORPORATION
F/K/A MARKET STREET MORTGAGE CORP.

249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
JOSEPH B. TOCKARSHIEWSKY, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
ROBERT J. HUGHES, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
SUZANNE GILLESPIE, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

SERVE:
JOEL A. BROTMAN, DIRECTOR
249 MAIN MALL
POUGHKEEPSIE, NY 12601

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

11315 KETTERING WAY
LARGO MD 20774

And

Unknown Owner of the property 11315 KETTERING WAY described as follows: Property Tax ID 13 1501220 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-39146

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

1,670. Sq. Ft. & Imps Kettering Plat 57 Lot 12-2 Blk 16, Assmt \$236,067 Lib 40811 Fl 205 and assessed to IVAN BUNNS and , also known as 11315 KETTERING WAY, LARGO MD 20774, Tax Account No. 13 1501220 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137124 (3-5,3-12,3-19)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs. Plaintiffs

Estate of Earnest Hawkins, Sr. and
Estate of Rebecca R. Hawkins

Defendants

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

CIVIL NO. CAEF 19-23665

ORDERED, this 26th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9807 Varus Place, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of March, 2020, next.

The report states the amount of sale to be \$238,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137139 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

GEORGE BUCKMON

SERVE:
4709 IVERSON PLACE
TEMPLE HILLS, MD 20748

SERVE:
4025 LYONS ST
TEMPLE HILLS MD 20748

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4025 LYONS ST
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4025 LYONS ST described as follows: Property Tax ID 06 571984 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40223

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

4,478. Sq. Ft. & Imps Hillcrest Heights Lot 14 Blk A, Assmt \$160,367 Lib 32848 Fl 332 and assessed to GEORGE BUCKMON, also known as 4025 LYONS ST, TEMPLE HILLS MD 20748, Tax Account No. 06 571984 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137119 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

MARVINA MEDLEY
AKA MARVINA M MEDLEY
LATOSHA M. FEREBEE
3327 Huntley Square Drive
Unit C1
Temple Hills, MD 20748

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-33510

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3327 Huntley Square Drive, Unit C1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$64,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137098 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

ANITA PAYNE

SERVE:
111 JONQUIL AVE
HYATTSVILLE MD 20785

AND

LIZ ALEXANDER

SERVE:
111 JONQUIL AVE
HYATTSVILLE MD 20785

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

111 JONQUIL AVE
HYATTSVILLE MD 20785

And

Unknown Owner of the property 111 JONQUIL AVE described as follows: Property Tax ID 18 2007656 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for
Prince George's County, Maryland
CASE NO.:
CAE 19-39145

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

20,002 Sq.Ft. & Imps Ridgley Manor Blk C Lots 5.6, Assmt \$259,467 Lib 35675 Fl 092 and assessed to ANITA PAYNE and LIZ ALEXANDER, also known as 111 JONQUIL AVE, HYATTSVILLE MD 20785, Tax Account No. 18 2007656 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137125 (3-5,3-12,3-19)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs. Plaintiffs

Subrina E Allen Miles and
Vincent E Miles

Defendants

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND

CIVIL NO. CAEF 14-05506

ORDERED, this 28th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 211 Bohnhill Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of March, 2020, next.

The report states the amount of sale to be \$279,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137143 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

SHAUNA FIELDS

SERVE:
1302 NOME ST
CAPITOL HEIGHTS MD 20743

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1302 NOME ST
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 1302 NOME ST described as follows: Property Tax ID 18 2005569 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for
Prince George's County, Maryland
CASE NO.:
CAE 19-40227

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

5,540. Sq.Ft. & Imps Chapel Oaks Lot 10 Blk D, Assmt \$142,367 Lib 40892 Fl 341 and assessed to SHAUNA FIELDS, also known as 1302 NOME ST, CAPITOL HEIGHTS MD 20743, Tax Account No. 18 2005569 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137115 (3-5,3-12,3-19)

The Prince George's Post

Serving Prince George's County
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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

DAWN N. POWELL
14200 Farnsworth Lane
Unit 202
Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-33464

Notice is hereby given this 24th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14200 Farnsworth Lane, Unit 202, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of March, 2020, 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 24th day of March, 2020.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

137094 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

EDGAR R HENRIQUEZ

SERVE:
6815 LEYTE DR
OXON HILL MD 20745

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

6815 LEYTE DR
OXON HILL MD 20745

And

Unknown Owner of the property 6815 LEYTE DR described as follows: Property Tax ID 12 1355957 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Def

LEGALS

File No. 19-PG-JF-1108

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Elva Sheppard, and Champion Mortgage Company, Lender, and Mark C. McVeary, Trustee, and Secretary of Housing and Urban Development, Lender, and Brenda La Roche and or te HUD Field Office Manager or His Designee, Trustee, and Prince George’s County, Maryland,

And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

1836 Metzzerott Road # 422 Hyattsville, MD 20783-3475

Legal Description: UNIT 422 Account ID: 17-1939255 Deed Ref.: 15216/177 Assessed to: Sheppard, Elva,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01917

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

1836 Metzzerott Road # 422, Hyattsville, MD 20783-3475

Legal Description: UNIT 422 Account ID: 17-1939255 Deed Ref.: 15216/177 Assessed to: Sheppard, Elva

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

File No. 19-PG-JF-1101

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Patricia A. Sedgwick, and Huntcrest Condominium Council of Co-Owners, Inc., and Prince George’s County, Maryland, And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

3134 Brinkley Road, Unit T-2 Temple Hills, MD 20748

Legal Description: BLDG 11 UNIT T-2 Account ID: 12-1334176 Deed Ref.: 32475/340 Assessed to: Sedgwick, Patricia A.,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01916

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

3134 Brinkley Road, Unit T-2 Temple Hills, MD 20748

Legal Description: BLDG 11 UNIT T-2 Account ID: 12-1334176 Deed Ref.: 32475/340 Assessed to: Sedgwick, Patricia A.

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137323 (3-19,3-26,4-2)

File No. 19-PG-JF-1053

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Terence Knight, and Brookside Park Condominium, Inc., and Prince George’s County, Maryland, And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

582 Wilson Bridge Drive, # B-2 Oxon Hill, MD 20745

Legal Description: CONDOMINIUM BLDG 21 UNIT 6783 B-2 Account ID: 12-1319979 Deed Ref.: 33104/148 Assessed to: Knight, Terence,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01960

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

582 Wilson Bridge Drive, # B-2 Oxon Hill, MD 20745

Legal Description: CONDOMINIUM BLDG 21 UNIT 6783 B-2 Account ID: 12-1319979 Deed Ref.: 33104/148 Assessed to: Knight, Terence

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137336 (3-19,3-26,4-2)

LEGALS

File No. 19-PG-JF-1022

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Arturo Cuellar, and Marisa Teresa Cuellar, and Prince George’s County, Maryland, And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

540 Wilson Bridge Drive, Unit 6741 D-1 Oxon Hill, MD 20745

Legal Description: CONDOMINIUM BLD 16 UNIT 6741 D1 Account ID: 12-1318328 Deed Ref.:41027/550 Assessed to: Cuellar, Arturo & Marisa Teresa,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01915

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

540 Wilson Bridge Drive, Unit 6741 D-1 Oxon Hill, MD 20745

Legal Description: CONDOMINIUM BLD 16 UNIT 6741 D1 Account ID: 12-1318328 Deed Ref.:41027/550 Assessed to: Cuellar, Arturo & Marisa Teresa

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137324 (3-19,3-26,4-2)

LEGALS

File No. 19-PG-JF-1019

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Jose Arnulfo Coreas, and Brookside Park Condominium, Inc., and Prince George’s County, Maryland, And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

503 Wilson Bridge Drive, Unit 6702 A-2 Oxon Hill, MD 20745

Legal Description: BLDG 7 UNIT 6702 A-2 Account ID: 12-1316140 Deed Ref.: 40678/487 Assessed to: Coreas, Jose Arnulfo,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01914

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

503 Wilson Bridge Drive, Unit 6702 A-2 Oxon Hill, MD 20745

Legal Description: BLDG 7 UNIT 6702 A-2 Account ID: 12-1316140 Deed Ref.: 40678/487 Assessed to: Coreas, Jose Arnulfo

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137325 (3-19,3-26,4-2)

File No. 19-PG-JF-1070

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O’Connell, Esquire Law Office of William M. O’Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

vs.

Domenique Myles, and Prince George’s County, Maryland, And

All other persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:

516 Wilson Bridge Dr, Unit B-1 Oxon Hill, MD 20745

Legal Description: BLDG 12 UNIT 6717 B-1 Account ID: 12-1317353 Deed Ref.: 40558/396 Assessed to: Myles, Dominique,

Defendants

In the Circuit Court for Prince George’s County, Maryland Civil Division

Case Number: CAE 20-01961

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George’s County, Maryland and described as:

516 Wilson Bridge Dr, Unit B-1 Oxon Hill, MD 20745

Legal Description: BLDG 12 UNIT 6717 B-1 Account ID: 12-1317353 Deed Ref.: 40558/396 Assessed to: Myles, Dominique

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

It is thereupon this 9th day of March, 2020, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, before the 3rd day of April, 2020, warning all persons interested in the said properties to be and appear in this Court by the 12th day of May, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137335 (3-19,3-26,4-2)

PUBLIC HEARING NOTICE REVISED

The Department of Public Works and Transportation of Prince George’s County has received a request to temporarily close Church Road between Mary Bowie Parkway to Dormansville Boulevard.

Please be advised, due to the Coronavirus (COVID-19), DPW&T will be holding a virtual public hearing in-lieu of the previously scheduled public hearing. The virtual hearing will be held via Zoom at 7:00 p.m. on Monday, March 30, 2020, via Zoom video conference at https://zoom.us/j/7236757253 or by phone at 1(646) 558-8656 US (New York); or via mobile app at:

- Apple Store app link: To join by iPhone, you must first download the Zoom app. It’s free and can be accessed at https://apps.apple.com/us/app/id546505307
- Google Play link: To join by Android, you must first download the Zoom app. It’s free and can be accessed at https://play.google.com/store/apps/details?id=us.zoom.videomeetings

The Meeting ID is 723 675 7253. Comments may be presented during the public hearing video conference or may be addressed in writing to Ms. Elizabeth Miller, Chief, Engineering Services Division, Office of Engineering and Project Management, Department of Public Works and Transportation, 9400 Peppercorn Place, Suite 400, Largo, Maryland 20774. Written comments should be received no later than April 13, 2020.

Information on this proceeding may be obtained from the Office of Engineering and Project Management at the above address or by calling 301-883-5642.

137279 (3-19,3-26)

LEGALS

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: SARAH ABERNATHY O’NEAL Estate No.: 115845

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on April 29, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

137295 (3-19,3-26)

THE ORPHANS’ COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: GERALD LEE WHOOLERY Estate No.: 115889

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zuckerberg for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD 20772 on April 15, 2020 at 9:30 AM.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

137352 (3-19,3-26)

Proudly Serving Prince George’s County Since 1932

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, MARCH 26, 2020 7:00 P.M.

Special Exception No. 899- Chase Bank- 910 Fairlawn Avenue Laurel, MD 20707

“Applicant is seeking a Special Exception with a variance approval to construct a Bank with exterior ATM, drive through facilities and to reduce the right side setback from 50 feet to 39.24 feet.”

The Board of Appeals meets in the Council Chamber of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, MD 20707 at 7:00 p.m. The public is invited to attend and testify. Call 301-725-5300 Ext. 2303 for information.

For The Prince George’s Post Issue of March 19, 2020

137156 (3-19)

The Prince George’s Post IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11608 ASSISI STREET
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from LaRod M. Powell and Sonya V. Powell, dated April 30, 2007 and recorded in Liber 27988, Folio 728 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on January 8, 2016 in the Land Records of Prince George's County at Liber No. 37754, Folio 360, with an original principal balance of \$308,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137276 (3-19,3-26,4-2)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER VINES

Notice is given that Derek Vines, whose address is 8408 Red Wing Lane, Lanham, MD 20706, was on January 24, 2020 appointed Personal Representative of the estate of Walter Vines who died on January 10, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 2020.

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.

DERECK VINES
Personal Representative

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

Estate No. 116043
137083 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAURA LEE ALLI

Notice is given that Zaman K Alli, whose address is 609 Fourth Street, Laurel, MD 20707, was on January 21, 2020 appointed Personal Representative of the estate of Laura Lee Alli who died on November 26, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2020.

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.

ZAMAN K ALLI
Personal Representative

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

Estate No. 115905
137152 (3-5,3-12,3-19)

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
7625 Normandy Road, Landover, MD 20785

By virtue of the power and authority contained in a Deed of Trust from CARL MACK and CORA LEE MACK, dated March 31, 2008 and recorded in Liber 29601 at Folio 180 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 at in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MARCH 27, 2020
AT 3:05 P.M.

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

Lot numbered Fourteen(14) in Block lettered "C" in the Subdivision known as "Lots 17-38, inclusive, Block A, Lots 17-36 inclusive, Block B, Lots 81-98 inclusive, Block B, Lots 13-38 inclusive, Block C, Section 1, Palmer Park", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 23 at Plat 59. Being in the 13th Election District of Prince George's County, Maryland. The improvements thereon being known as No 7625 Normandy Road, Hyattsville, Maryland 20785.

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 \$16,000.00 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 3.625% 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

137160 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12217 QUADRILLE LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 31, 2020
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602860)

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

137166 (3-12,3-19,3-26)

LEGALS

COHN, GOLDBERG & DEUTSCH, L.L.C.

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7405 WALDRAN AVENUE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Denise A Richardson and Albert Richardson, dated November 9, 2012 and recorded in Liber 34615, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,450.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 24, 2020 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.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137070 (3-5,3-12,3-19)

THIS COULD BE YOUR AD!

Call 301-627-0900
for a quote.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1737 VILLAGE GREEN DRIVE
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Peter Bamigbade, dated May 10, 2007, and recorded in Liber 29558 at folio 150 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

MARCH 31, 2020
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601429)

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

137167 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

ROBERT J. FERNANDEZ
863 NEPTUNE DRIVE
OXON HILL, MD 20745

Plaintiff

vs.

THE ESTATE OF SYLVIA MAE
MATTHEWS
RONELLE C. MATTHEWS,
PERSONAL REPRESENTATIVE
7912 WHITEWATER COURT
CLINTON, MD 20735

and

PRINCE GEORGE'S COUNTY
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
9400 PEPPERCORN PLACE
LANDOVER, MD 20785

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE
DRIVE
UPPER MARLBORO, MD 20772

and

All unknown owners of the property
described below, their heirs,
personal representatives and assigns,
and any and all persons having
or claiming to have any interest
in the property.

Defendants

In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 20-01955

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following property
in Prince George's County, in the
State of Maryland, sold by the
Office of Budget and Finance for
Prince George's County and Collector
of State and County Taxes for said
County to the Plaintiff in this
proceeding.

The property described as Oxon
Hill, 12th Election District,
3,646.0000 Sq. Ft. & Improvements,
Glassmanor Lot 10, Block P, Assmt
\$147,000 Lib 03600 Fl 733 Tax Ac-
count Number 12 1287994, 846 Neptu-
ne Avenue, Oxon Hill, MD 20745,
and assessed to Matthews, Sylvia
M., et al.

It is thereupon this 9th day of
March, 2020, 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 a 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 12th day of
May, 2020, and redeem the property
and answer the complaint or
thereafter a final judgment will be
entered foreclosing all rights of redem-
ption in the property, and vesting
in the plaintiff a title, free and clear
of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137330 (3-19,3-26,4-2)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

11311 DUNDEE DRIVE
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from
Gregory Von Brown aka Gregory Brown, dated December 23, 2008, and
recorded in Liber 30290 at folio 545 among the Land Records of PRINCE
GEORGE'S COUNTY, Maryland upon default and request for sale, the un-
dersigned Substitute Trustees will offer for sale at public auction at the front
of the Duval Wing of the Prince George's County Courthouse, which bears
the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 2020
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
such other form as the Substitute Trustees may determine, at their sole dis-
cretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
Interest is to be paid on the unpaid purchase price at the rate of 6% per
annum from date of sale to the date the funds are received in the office of
the Substitute Trustees, if the property is purchased by an entity other than
the noteholder and/or servicer. If payment of the balance does not occur
within fifteen days of ratification, the deposit will be forfeited and the prop-
erty will be resold at the risk and cost of the defaulting purchaser. There
will be no abatement of interest due from the purchaser in the event settle-
ment is delayed for any reason. Taxes, ground rent, water rent, and all other
public charges and assessments payable on an annual basis, to the extent
such amounts survive foreclosure, including sanitary and/or metropolitan
district charges to be adjusted for the current year to the date of sale, and as-
sumed thereafter by the purchaser. Condominium fees and/or homeowners
association dues, if any, shall be assumed by the purchaser from the date of
sale. The purchaser shall be responsible for the payment of the ground rent
escrow, if required. Cost of all documentary stamps, transfer taxes, and all
settlement charges shall be borne by the purchaser. If the Substitute Trustees
are unable to convey good and marketable title, the purchaser's sole remedy
in law or equity shall be limited to the refund of the deposit to the purchaser.
Upon refund of the deposit, the sale shall be void and of no effect, and the
purchaser shall have no further claim against the Substitute Trustees. Pur-
chaser shall be responsible for obtaining physical possession of the property.
The purchaser at the foreclosure sale shall assume the risk of loss for the
property immediately after the sale. (Matter # 2011-13902)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
137266 (3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff

vs.

NEFTALI VASQUEZ
5814 Watermark Circle
Centreville, Virginia 20120

and

UNKNOWN OWNER OF PROP-
ERTY
Southview Drive, Outlot E,
Map 087, Grid C3, Parcel 000,
Acct No. 12-1229541
the unknown owner's heirs, de-
visees and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns or successors in
right title and interest

and

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or
claiming to have an interest in
Southview Drive, Oxon Hill,
Account Number 12-1229541

Defendants.

In the Circuit Court for
Prince George's County, Maryland
CASE NO.: CAE 20-00055

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, Southview Drive, Oxon Hill,
Account No. 12-1229541 and as-
sessed to Neftali Vasquez, and sold
by the Collector of Taxes for Prince
George's County and the State of
Maryland to the Plaintiffs in these
proceedings:

Southview Drive,
District 12, Map 087, Grid C3,
Parcel 0000
Acct No. 1229541

The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a Complaint has elapsed.

It is thereupon this 9th day of
March, 2020, 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 a gen-
eral circulation once a week for
three successive weeks, before the
3rd day of April, 2020, warning all
persons interested in said property
to be and appear in this Court by
the 12th day of May, 2020, to redeem
the property, Southview Drive,
Oxon Hill, Account number 12-
1229541, and answer the Complaint
of or thereafter a final decree will be
rendered foreclosing all rights of redem-
ption in the property and vesting
in the Plaintiff, WILBARGER,
LLC, a title free and clear of all en-
cumbrances, except for ground
rents.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137312 (3-19,3-26,4-2)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

13313 CHALFONT AVENUE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from
Patrick D. Nemons, dated August 4, 2005, and recorded in Liber 23067 at
folio 510 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-
land upon default and request for sale, the undersigned Substitute Trustees
will offer for sale at public auction at the front of the Duval Wing of the
Prince George's County Courthouse, which bears the address 14735 Main
Street, Upper Marlboro, Maryland 20772, on

APRIL 7, 2020
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in
such other form as the Substitute Trustees may determine, at their sole dis-
cretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer
is the successful bidder, the deposit requirement is waived. Balance of the
purchase price is to be paid within fifteen (15) days of the final ratification
of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.
Interest is to be paid on the unpaid purchase price at the rate of 5% per
annum from date of sale to the date the funds are received in the office of
the Substitute Trustees, if the property is purchased by an entity other than
the noteholder and/or servicer. If payment of the balance does not occur
within fifteen days of ratification, the deposit will be forfeited and the prop-
erty will be resold at the risk and cost of the defaulting purchaser. There
will be no abatement of interest due from the purchaser in the event settle-
ment is delayed for any reason. Taxes, ground rent, water rent, and all other
public charges and assessments payable on an annual basis, to the extent
such amounts survive foreclosure, including sanitary and/or metropolitan
district charges to be adjusted for the current year to the date of sale, and as-
sumed thereafter by the purchaser. Condominium fees and/or homeowners
association dues, if any, shall be assumed by the purchaser from the date of
sale. The purchaser shall be responsible for the payment of the ground rent
escrow, if required. Cost of all documentary stamps, transfer taxes, and all
settlement charges shall be borne by the purchaser. If the Substitute Trustees
are unable to convey good and marketable title, the purchaser's sole remedy
in law or equity shall be limited to the refund of the deposit to the purchaser.
Upon refund of the deposit, the sale shall be void and of no effect, and the
purchaser shall have no further claim against the Substitute Trustees. Pur-
chaser shall be responsible for obtaining physical possession of the property.
The purchaser at the foreclosure sale shall assume the risk of loss for the
property immediately after the sale. (Matter # 19-602057)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
137267 (3-19,3-26,4-2)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER
c/o Michael J. Grady, Esq.
50 West Montgomery Ave.
Suite 100
Rockville, MD 20850

Plaintiff

vs.

Michael N. Hoffman
C/o 205 Pinder Hill Rd.
Church Hill MD 21623

Bruce Langston
2112 Oak Rd.
Sparrows Pt. MD 21219

Elizabeth Barnes
4601 Amherst Ave.
College Park MD 20740

Melynda L. Tucci
7320 Glenroie Ave. Apt. 6B
Norfold VA 23505

The Office of Finance of
Prince George's County, Maryland
Gail Francis, Director of Finance
14741 Governor Bowie Dr.
Rm. 1090
Upper Marlboro, MD 20772

Prince George's County State's
Attorney Office
14735 Main St M3403,
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT,
TITLE OR INTEREST.

Defendants

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
Case No.: CAE 20-00063

The object of this proceeding is to
secure and foreclose the rights of redem-
ption on the following prop-
erty, sold by the Collector of Taxes
for Prince George's County, State of
Maryland to the Plaintiff:

55,500.0000 Sq.Ft. Apple Grove
Lot 17
Assmt \$ 16,200 Lib 05713 Fl 374
And assessed to Hoffman
Michael N. Etal

The Property address is: 7605 Lo-
cust Ln. Fort Washington MD 20744

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid;

It is thereupon this 9th day of
March, 2020, by the Circuit Court
for Prince George's County, Mary-
land,

ORDERED, that Notice be given by
the insertion of a copy of this
Order in the Prince George's Post or
any other paper of record in Prince
George's County, Maryland, a
newspaper having general circula-
tion in Prince George's County, once
a week for three (3) consecutive
weeks on or before the 3rd day of
April, 2020, warning all persons in-
terested in the property to appear in
this Court by the 12th day of May,
2020, and redeem the property and
answer the Bill of Complaint or
thereafter a final judgment will be
entered foreclosing all rights of redem-
ption in the property and vesting
in the Plaintiff a title, free and
clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137326 (3-19,3-26,4-2)

ORDER OF PUBLICATION

JAMES SCHNEIDER
c/o Michael J. Grady, Esq.
50 West Montgomery Ave.
Suite 100
Rockville, MD 20850

Plaintiff

vs.

Michael N. Hoffman
C/o 205 Pinder Hill Rd.
Church Hill MD 21623

Bruce Langston
2112 Oak Rd.
Sparrows Pt. MD 21219

Elizabeth Barnes
4601 Amherst Ave.
College Park MD 20740

Melynda L. Tucci
7320 Glenroie Ave. Apt. 6B
Norfold VA 23505

The Office of Finance of
Prince George's County, Maryland
Gail Francis, Director of Finance
14741 Governor Bowie Dr.
Rm. 1090
Upper Marlboro, MD 20772

Prince George's County State's
Attorney Office
14735 Main St M3403,
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO
HAVE AN INTEREST IN THE
PROPERTY DESCRIBED HEREIN,
INCLUDING THEIR HEIRS, DE-
VISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER
HEIRS, DEVISEES, EXECUTORS,
ADMINISTRATORS, GRANTEES,
OR SUCCESSORS IN RIGHT,
TITLE OR INTEREST.

Defendants

IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
Case No.: CAE 20-00064

The object of this proceeding is to
secure and foreclose the rights of redem-
ption on the following prop-
erty, sold by the Collector of Taxes
for Prince George's County, State of
Maryland to the Plaintiff:

58,300.0000 Sq.Ft. Apple Grove
Lot 18
Assmt \$ 16,300 Lib 05713 Fl 374
And assessed to Michael N.
Hoffman Etal.

The Property address is: 7601 Lo-
cust Ln. Fort Washington MD 20744

The Complaint states, among
other things, that the amounts nec-
essary for redemption have not
been paid;

It is thereupon this 9th day of
March, 2020, by the Circuit Court
for Prince George's County, Mary-
land,

ORDERED, that Notice be given by
the insertion of a copy of this
Order in the Prince George's Post or
any other paper of record in Prince
George's County, Maryland, a
newspaper having general circula-
tion in Prince George's County, once
a week for three (3) consecutive
weeks on or before the 3rd day of
April, 2020, warning all persons in-
terested in the property to appear in
this Court by the 12th day of May,
2020, and redeem the property and
answer the Bill of Complaint or
thereafter a final judgment will be
entered foreclosing all rights of redem-
ption in the property and vesting
in the Plaintiff a title, free and
clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137327 (3-19,3-26,4-2)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 31, 2020
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 31, 2020 the County Council
of Prince George's County, Maryland, will hold the following public hear-
ings:

11:30 A.M.

Appointment of the following individuals to the Prince George's County
Board of Library Trustees:

Table with 2 columns: Name and Appointment/Expiration details. Includes Mr. Brett Crawford, Dr. Hiram G. Larew, Ms. Angela D. Smith, and Ms. Toni A. Smith.

Those wishing to testify at this hearing are invited to telephone the office
of the Clerk of the Council, County Administration Building, Upper Marl-
boro, Maryland, 301-952-3600. Free parking and shuttle bus service is avail-
able at the Prince George's Equestrian Center parking lots. In the event of
inclement weather, please call 301-952-4810 to confirm the status of County
Business.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Council Chair

Attest:
Donna J. Brown
Clerk of the Council

LEGALS

ORDER OF PUBLICATION

ALFRED WALSH
C/O KMA LAW OFFICE
540 RITCHIE HIGHWAY, STE 201
SEVERNA PARK, MARYLAND
21146

PLAINTIFF
V.

1205 MENTOR AVE DTC, LLC

SERVE ON: 1205 MENTOR AVE
DTC, LLC
DANIEL CROSBY, RESIDENT
AGENT
15480 ANNAPOLIS ROAD,
STE 202-139
BOWIE, MD 20715-1852

SERVE AT: 1205 MENTOR AV-
ENUE
CAPITOL HEIGHTS, MD 20743

SERVE AT: 100 LIGHT STREET
BALTIMORE, MD 21202-1036

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

1205 MENTOR AVENUE
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY
MARYLAND
SERVE: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DRIVE, STE
4100
LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE
PROPERTY:
1205 MENTOR AVENUE
CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, de-
visees, and Personal Representa-
tives and their or any of their heirs,
devisees, executors, administrators,
grantees, assigns, or successors in
right, title and interest

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:**
CAE 20-03222

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

All that property in Prince
George's County described as:
Lots 11 Thru 14 (str Fr #2024149
97-98); 8,000.0000 Sq. Ft. & Imps. Gr
Capitol Heights Blk 48; Assmt
\$43,000 Lib 40528 FI 259 and as-
sessed to 1205 Mentor Ave Dtc LLC.

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

It is thereupon this 9th day of
March, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 3rd day of April, 2020,
warning all persons interested in the
property to appear in this Court by
the 12th day of May, 2020, and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137314 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

RICKY PANNELL
SHANEQUA PANNELL
4857 Brookstone Terrace
Unit 28
Bowie, MD 20720

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-18418**

Notice is hereby given this 25th
day of February, 2020, by the Circuit
Court for Prince George's County,
Maryland, that the sale of the prop-
erty mentioned in these proceedings
and described as 4857 Brookstone
Terrace, Unit 28, Bowie, MD 20720,
made and reported by the Substi-
tute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to
the contrary thereof be shown on or
before the 25th day of March, 2020,
provided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
25th day of March, 2020.

The report states the purchase
price at the Foreclosure sale to be
\$179,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137096 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN ELLEN MCCONNELL

Notice is given that Leonard A
Englander, whose address is 210 Le-
gion Avenue #6813, Annapolis, MD
21401, was on February 11, 2020 ap-
pointed Personal Representative of
the estate of Jean Ellen McConnell,
who died on July 30, 2015 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 represen-
tative or the attorney.

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, 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 ob-
tained from the Register of Wills.

LEONARD A ENGLANDER
Personal Representative

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

Estate No. 114469
137153 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIVIAN SHIRLEY PRICE

Notice is given that Ramona Price,
whose address is 13011 Keverton
Drive, Upper Marlboro, MD 20774,
was on February 13, 2020 appointed
Personal Representative of the es-
tate of Vivian Shirley Price, who
died on February 9, 2017 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 represen-
tative or the attorney.

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, 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 ob-
tained from the Register of Wills.

RAMONA PRICE
Personal Representative

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

Estate No. 111630
137151 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

PATRICK H KERNS

SERVE:
2818 URBANA DRIVE, APT A
SILVER SPRING, MD 20906

SERVE:
9400 OLD MARLBORO PIKE
UPPER MARLBORO MD 20772

SERVE:
5021 GRIMM DRIVE
ALEXANDRIA, VA 22304

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

9400 OLD MARLBORO PIKE
UPPER MARLBORO MD 20772

And

Unknown Owner of the property
9400 OLD MARLBORO PIKE de-
scribed as follows: Property Tax ID
15 1787753 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40229

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

20,320. Sq.Ft. & Imps Map 099
Grid E2 Par 054 Nconf Use-hous E,
Assmt \$181,600 Lib 38363 FI 033 and
assessed to PATRICK H KERNS,
also known as 9400 OLD MARL-
BORO PIKE, UPPER MARLBORO
MD 20772, Tax Account No. 15
1787753 on the Tax Roll of the Direc-
tor of Finance.

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

It is thereupon this 24th day of
February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137113 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MILLER LIVING TRUST D.
9/20/11

SERVE:
ALBERT N MILLER, TRUSTEE
15000 MOUNT CALVERT RD
UPPER MARLBORO MD 20772

SERVE:
ALBERT N MILLER, TRUSTEE
3016 BLUEFORD ROAD
KENSINGTON MD 20895

AND

MANUFACTURERS AND
TRADERS TRUST COMPANY

SERVE ON:
CSC-LAWYERS INCORPORAT-
ING SERVICE COMPANY, RESI-
DENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

EDWARD S. COHN, TRUSTEE
SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

STEPHEN N. GOLDBERG,

LEGALS

TRUSTEE

SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

RICHARD E. SOLOMON,
TRUSTEE

SERVE:
COHN, GOLDBERG & DEUTSCH LLC
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

RICHARD J. ROGERS, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

MICHAEL MCKEFFERY, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

CHRISTIANNA KERSEY, TRUSTEE

SERVE:
600 BALTIMORE AVE, STE 208
BALTIMORE, MD 21204

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

15000 MOUNT CALVERT RD
UPPER MARLBORO MD 20772

And

Unknown Owner of the property
15000 MOUNT CALVERT RD de-
scribed as follows: Property Tax ID
03 3591039 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

AND

CHOICE SETTLEMENT GROUP,
LLC, TRUSTEE

SERVE:

SABRINA HARPER, RESIDENT
AGENT
14750 MAIN STREET, SUITE B
UPPER MARLBORO, MD 20772

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

8106 MURRAY HILL DR
FT. WASHINGTON MD 20744

And

Unknown Owner of the property
8106 MURRAY HILL DR de-
scribed as follows: Property Tax ID 12
1356724 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

1.00 Acres & Imps Map 120 Grid
F4 Par 152 Pt Par 152 (New FR
0205112 REs Re Q 2004), Assmt
\$20,433 Lib FI and assessed to
MILLER LIVING TRUST and AL-
BERT N MILLER, TRUSTEE, also
known as 15000 MOUNT CALVERT
RD, UPPER MARLBORO MD
20772, Tax Account No. 03 3591039
on the Tax Roll of the Director of Fi-
nance.

It is thereupon this 24th day of
February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137116 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

EQUITY PARTNERS REAL ESTATE
AND INVESTMENTS, LLC

SERVE:
TABITH FITZGERALD, RESIDENT
AGENT
C/O SPECIALTY LENDING
6305 IVY LANE, SUITE 320
GREENBELT, MD 20770

AND

EAGLE BANK

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
2405 YORK ROAD, SUITE 201
LUTHERVILLE-TIMONIUM, MD
21093

AND

JEFFREY LEVIN, TRUSTEE

SERVE:
7800 BEECH TREE ROAD
BETHESDA, MD 20817

AND

JOEL S. ARONSON, TRUSTEE

SERVE:
18 WEST ST
ANNAPOLIS, MD 21401

AND

VORCAST, INC.

SERVE:
MARK F. ALBANESE, RESIDENT
AGENT
5603 ROUNDTREE DRIVE
WOODBIDGE, VA 22193

AND

CHOICE SETTLEMENT GROUP,
LLC, TRUSTEE

SERVE:
SABRINA HARPER, RESIDENT
AGENT
14750 MAIN STREET, SUITE B
UPPER MARLBORO, MD 20772

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

8106 MURRAY HILL DR
FT. WASHINGTON MD 20744

And

Unknown Owner of the property
8106 MURRAY HILL DR de-
scribed as follows: Property Tax ID 12
1356724 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40225

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

11,897. Sq. Ft. & Imps Murray Hill
Lot 42 Blk D, Assmt \$253,900 Lib
37728 FI 253 and assessed to EQ-
UITY PARTNERS REAL ESTATE
AND INVESTMENTS, LLC, also
known as 8106 MURRAY HILL DR,
FT. WASHINGTON MD 20744, Tax
Account No. 12 1356724 on the Tax
Roll of the Director of Finance.

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

It is thereupon this 24th day of
February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137117 (3-5,3-12,3-19)

**THE PRINCE GEORGE'S
POST
NEWSPAPER
CALL 301-627-0900 FAX 301-627-6260**

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

**6447 OLD LANDOVER RD.
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2015 and recorded in Liber 37435, Folio 554 among the Land Records of Prince George’s County, MD, with an original principal balance of \$221,785.08, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 339343-1)

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

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

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

137181 (3-12,3-19,3-26)

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

**612 DRUM AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2006 and recorded in Liber 24797, Folio 397 among the Land Records of Prince George’s County, MD, with an original principal balance of \$148,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 192079-2)

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

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

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

137183 (3-12,3-19,3-26)

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

**5904 LOWERY LA.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007 and recorded in Liber 27062, Folio 701 among the Land Records of Prince George’s County, MD, with an original principal balance of \$749,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$74,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 63646-3)

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

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

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

137182 (3-12,3-19,3-26)

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

**9710 UNDERWOOD DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated March 16, 2018 and recorded in Liber 41007, Folio 359 among the Land Records of Prince George’s County, MD, with an original principal balance of \$245,471.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 31, 2020 AT 11:18 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year’s real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 341891-1)

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

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

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

137184 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7807 MALCOLM ROAD
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Jeong Ho Tahk and Olive Hyejung Yoon, dated March 24, 2014 and recorded in Liber 35838, Folio 32 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$455,000.00, and an original interest rate of 6.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 31, 2020 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.

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 \$35,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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

137161 (3-12,3-19,3-26)

LEGALS

**CITY OF NEW CARROLLTON
NOTICE OF GENERAL ELECTION
ON MONDAY, MAY 4, 2020**

The City of New Carrollton will conduct a general election on **Monday, May 4, 2020**, with the polls being opened from 7:00 a.m. until 8:00 p.m. at the New Carrollton Municipal Center, located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Early Voting will be available on **Saturday, April 25, 2020** at the New Carrollton Municipal Center (6016 Princess Garden Parkway, New Carrollton, Maryland 20784) and **Saturday, May 2, 2020** at the United Baptist Church (7701 Riverdale Road, New Carrollton, Maryland 20784) with the polls being open from 9:00 a.m. until 1:00 p.m. on both days.

The following elected officials to be chosen: One (1) Mayor and Two (2) Councilmembers, each to serve a three-year term expiring in May, 2023.

A Person seeking to run for office must be:

- A registered voter of the State of Maryland and the City of New Carrollton
- At least 25 years of age at the time of the Election
- A citizen of the United States
- A resident of the City of New Carrollton for a minimum of one-hundred and eighty (180) days preceding the filing deadline for candidacy

The deadline for candidates to file a nominating petition is Tuesday, March 31, 2020, at 5:00 p.m. Packets for prospective candidates are available for pick-up at the New Carrollton Municipal Center, Monday through Friday, 8:30 a.m. until 5:00 p.m.

If you are a registered voter in Prince George’s County, and a resident of the City of New Carrollton, you are able to vote in the City of New Carrollton Elections. You must be registered by Monday, April 6, 2020, to vote in the May 4, 2020 general election. If you have any questions regarding voter registration, please call the Prince George’s County Board of Elections at (301) 341-7300.

Persons desiring to vote by Absentee Ballot must submit a request for an Absentee Ballot application to the City Clerk before 5:00 p.m., Friday, May 1, 2020. Absentee Ballot Applications are available at the Municipal Center and on the City’s website at www.newcarrolltonmd.gov, or you may contact the City Administrative Office at (301) 459-6100 to have an application mailed to you.

Charles Davis, Chairman
Board of Elections
City of New Carrollton

137340 (3-19,3-26)

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LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15601 LADY LAUREN LANE
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust from Taurus Finley Dean, Sr., dated October 16, 2015 and recorded in Liber 37629, Folio 547 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$336,053.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 31, 2020 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 \$33,000.00 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.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

137162 (3-12,3-19,3-26)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1010 FALLCREST COURT, UNIT 201
MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Samuel Seward, dated August 30, 1990 and recorded in Liber 7753, Folio 214 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$99,150.00, and an original interest rate of 10.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 31, 2020 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

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137163 (3-12,3-19,3-26)

LEGALS**COHN, GOLDBERG & DEUTSCH, L.L.C.**

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7223 WINTERFIELD TERRACE
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from William J. Gill Sr and Karen Y. Gill, dated September 21, 2018 and recorded in Liber 41475, Folio 298 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$430,761.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 31, 2020 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 \$43,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

137164 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

506 CLOVIS AVENUE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Monica L. Randall and Kenneth E. Bush, dated June 8, 2005, and recorded in Liber 22672 at folio 135 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 31, 2020
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.08% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601185)

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

137168 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5116 DOPPLER STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Rosa Lee Sellers and Woodrow T. Sellers, dated September 13, 2006, and recorded in Liber 26348 at folio 528 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 31, 2020
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601182)

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

137169 (3-12,3-19,3-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6310 MARTIN LUTHER KING JR HIGHWAY
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Lisa Y. Randolph, dated May 31, 2005, and recorded in Liber 22435 at folio 575 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 31, 2020
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-600822)

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

137170 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

MADYE HENSON

SERVE: 15505 SUNNINGDALE PL UPPER MARLBORO MD 20774

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERS

SERVE ON: BILL BECKMANN, PRESIDENT AND CHIEF EXECUTIVE OFFICER 1818 LIBRARY ST RESTON VA 20190

SERVE ON: SHARON HORSTKHAM, LEGAL DEPARTMENT 1818 LIBRARY ST, STE 300 RESTON VA 20190-6280

AND

RESIDENTIAL MORTGAGE SOLUTIONS, INC.

SERVE: STEPHEN B. MILLSTEIN, RESIDENT AGENT 3655 A OLD COURT ROAD, SUITE 1 BALTIMORE, MD 21208

AND

MARCIE MILLS, TRUSTEE

SERVE: 1515 MARTIN BLVD, SUITE 208 BALTIMORE, MD 21220

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

15505 SUNNINGDALE PL UPPER MARLBORO MD 20774

And

Unknown Owner of the property 15505 SUNNINGDALE PL described as follows: Property Tax ID 03 5563537 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40242

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

2,016 Sq.Ft. & Imps Beech Tree East VI Lot 52 Blk Z Plat 53, Assmt \$415,600 Lib 40311 Fl 146 and assessed to MADYE HENSON, also known as 15505 SUNNINGDALE PL, UPPER MARLBORO MD 20774, Tax Account No. 03 5563537 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137219 (3-12,3-19,3-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

MICHAEL A BOULWARE

SERVE: 12503 TOVE RD CLINTON MD 20735

AND

OCWEN LOAN SERVICING, LLC F/K/A COLONAIL MORTGAGE SERVICE CO.

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT 7 ST. PAUL STREET, SUITE 820 BALTIMORE, MD 21202

AND

GEORGE A. RESTA, TRUSTEE

AND

C.W. BLOMQUIST, TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12503 TOVE RD CLINTON MD 20735

And

Unknown Owner of the property 12503 TOVE RD described as follows: Property Tax ID 05 339093 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40243

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

12,850 Sq.Ft. & Imps Windbrook Lot 10 Blk E, Assmt \$259,400 Lib 36858 Fl 411 and assessed to MICHAEL A BOULWARE, also known as 12503 TOVE RD, CLINTON MD 20735, Tax Account No. 05 339093 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137220 (3-12,3-19,3-26)

Subscribe Today 301-627-0900

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

ANTHONY LITTLE

SERVE: 12700 TOWN CENTER WAY UPPER MARLBORO MD 20772

AND

PORTIA LITTLE

SERVE: 12700 TOWN CENTER WAY UPPER MARLBORO MD 20772

AND

AA MORTGAGE

SERVE: FLOYD ROTHSTEIN, RESIDENT AGENT 1314 BEDFORD AVE, SUITE 106 BALTIMORE, MD 21208

AND

JASON HORWITZ, TRUSTEE

SERVE: 1314 BEDFORD AVE, SUITE 106 BALTIMORE, MD 21208

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12700 TOWN CENTER WAY UPPER MARLBORO MD 20772

And

Unknown Owner of the property 12700 TOWN CENTER WAY described as follows: Property Tax ID 15 2941847 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40244

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

2,001 Sq.Ft & Imps Marlton Town Cente Lot 72 Blk A (166 sf com f r #3018751 98/99), Assmt \$241,500 Lib 31075 Fl 319 and assessed to ANTHONY LITTLE and PORTIA LITTLE, also known as 12700 TOWN CENTER WAY, UPPER MARLBORO MD 20772, Tax Account No. 15 2941847 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137221 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

ROSEMARY G. MENDZELA

SERVE: 10409 TULLYMORE DR HYATTSVILLE MD 20783

AND

MARION J MENDZELA

SERVE: 10409 TULLYMORE DR HYATTSVILLE MD 20783

AND

SUNTRUST BANK F/K/A CRESTAR BANK

SERVE ON: CSC LAWYERS INCORPORATING SERVICE COMPANY RESIDENT AGENT 7 ST. PAUL STREET, SUITE 820 BALTIMORE, MD 21202

AND

SCOTT B. HANSEN, TRUSTEE

SERVE: 1001 SEMMES AVE RICHMOND, VA 23224

AND

PHILIP M. WEBB, TRUSTEE

SERVE: 100 SEMMES AVE RICHMOND, VA 23224

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

10409 TULLYMORE DR HYATTSVILLE MD 20783

And

Unknown Owner of the property 10409 TULLYMORE DR described as follows: Property Tax ID 21 2366854 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40245

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

15,251 Sq.Ft & Imps Knollwood Lot 8 Blk E, Assmt \$263,500 Lib 3396 Fl 168 and assessed to ROSEMARY G. MENDZELA and MARION J MENDZELA, also known as 10409 TULLYMORE DR, HYATTSVILLE MD 20783, Tax Account No. 21 2366854 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137222 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

ERWIN L CRAIG, JR

SERVE: 4406 TWIN OAK CT LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4406 TWIN OAK CT LANHAM MD 20706

And

Unknown Owner of the property 4406 TWIN OAK CT described as follows: Property Tax ID 20 2839264 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40246

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

8,943 Sq.Ft. & Imps Crandall Crissoing Lot 1 Blk B, Assmt \$349,667 Lib Fl and assessed to ERWIN L CRAIG, JR, also known as 4406 TWIN OAK CT, LANHAM MD 20706, Tax Account No. 20 2839264 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 137223 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees/Plaintiffs, vs.

HYE SUN AHN YONG HWAN AHN 13102 Bay Hill Drive Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-31956

Notice is hereby given this 5th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13102 Bay Hill Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020, 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 6th day of April, 2020. The report states the purchase price at the Foreclosure sale to be \$522,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 137242 (3-12,3-19,3-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

vs. Plaintiff

OLIVER JEAN R REVOCABLE LV TRUST

SERVE: SANRA ROBINSON, TRUSTEE 3604 TYROL DR LARGO MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

3604 TYROL DR LARGO MD 20774

And

Unknown Owner of the property 3604 TYROL DR described as follows: Property Tax ID 20 2244671 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 19-40247

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

9,001 Sq.Ft. & Imps Tyrol Estates Lot 20 Blk E, Assmt \$243,700 Lib 39442 Fl 262 and assessed to OLIVER JEAN R REVOCABLE LV TRUST, also known as 3604 TYROL DR, LARGO MD 20774, Tax Account No. 20 2244671 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137224 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees/Plaintiffs, vs.

MICHAEL ASHLEY 14617 Cambridge Drive Upper Marlboro, MD 20772

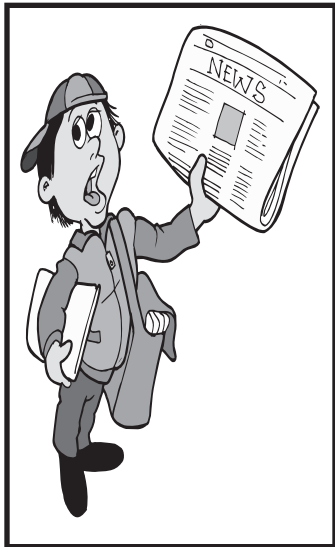
Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-00053

Notice is hereby given this 5th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14617 Cambridge Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020, 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 6th day of April, 2020. The report states the purchase price at the Foreclosure sale to be \$250,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 137243 (3-12,3-19,3-26)

Proudly Serving Prince George's County Since 1932



LEGALS

OFFICIAL NOTICE

On March 10, 2020, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2020-01: TO AMEND ORDINANCE 04-01 REGARDING TRANSIENT OR ITINERANT MERCHANTS AND VENDORS, AND ASSIGN A TOWN FOOD TRUCK HUB COORDINATOR, TO ESTABLISH CERTAIN FEES, AND PERMIT FOOD TRUCK VENDING, AND DESIGNATE CERTAIN LOCATIONS OR HUBS USED FOR CLUSTERED OR MULTIPLE FOOD TRUCK VENDING SITES BY CERTAIN COUNTY-LICENSED MOBILE FOOD SERVICE FACILITIES OR UNITS CONDUCTING BUSINESS WITHIN THE CORPORATE LIMITS OF THE TOWN OF UPPER MARLBORO. The ordinance becomes effective on March 31, 2020. Copies are available at Town Hall, 14211 School Lane, Upper Marlboro, MD 20772 and online at www.UpperMarlboroMD.gov.

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

THE PRINCE GEORGE'S POST NEWSPAPER CALL 301-627-0900

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

ROBERT BERRA

SERVE:
8107 PINEHILL ST
LAUREL MD 20707

AND

SONIA ELIZABETH VILLA
FUERTE MIRANDA

SERVE:
8107 PINEHILL ST
LAUREL MD 20707

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

8107 PINEHILL ST
LAUREL MD 20707

And

Unknown Owner of the property 8107 PINEHILL ST described as follows: Property Tax ID 10 1089614 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40234

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

7,500 Sq. Ft. & Imps Oak Crest Lot 18 Blk 15, Assmt \$67,434 Lib 33746 FI 569 and assessed to ROBERT BERRA and SONIA ELIZABETH VILLA FUERTE MIRANDA, also known as 8107 PINEHILL ST, LAUREL MD 20707, Tax Account No. 10 1089614 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137108 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

SHELTON POWELL

SERVE:
7918 PIEDMONT AVE
LANHAM MD 20706

AND

ANTHONY POWELL

SERVE:
7918 PIEDMONT AVE
LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7918 PIEDMONT AVE
LANHAM MD 20706

And

Unknown Owner of the property 7918 PIEDMONT AVE described as follows: Property Tax ID 20 2249449 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40233

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

5,500 Sq.Ft. & Imps Glenarden Woods Lot 27 Blk F, Assmt \$86,233 Lib 7409 FI 257 and assessed to SHELTON POWELL and ANTHONY POWELL, also known as 7918 PIEDMONT AVE, LANHAM MD 20706, Tax Account No. 20 2249449 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137109 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

WARREN H KING

SERVE:
1229 PICKERING CIR
UPPER MARLBORO MD 20774

AND

NORA M KING

SERVE:
1229 PICKERING CIR
UPPER MARLBORO MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1229 PICKERING CIR
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 1229 PICKERING CIR described as follows: Property Tax ID 13 1462084 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40232

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

14,944 Sq. Ft. & Imps Rambling Hills Lot 11 Blk D, Assmt \$253,267 Lib FI and assessed to WARREN H KING and NORA M KING, also known as 1229 PICKERING CIR, UPPER MARLBORO MD 20774, Tax Account No. 13 1462084 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137110 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

JORGE FLORES

SERVE:
1921 PALMER PARK RD
HYATTSVILLE MD 20785

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

1921 PALMER PARK RD
HYATTSVILLE MD 20785

And

Unknown Owner of the property 1921 PALMER PARK RD described as follows: Property Tax ID 13 1542588 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40231

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

2,640 Sq. Ft. & Imps Palmer Park Lot 71 Blk 3 Resub, Assmt \$159,800 Lib 35480 FI 358 and assessed to JORGE FLORES, also known as 1921 PALMER PARK RD, HYATTSVILLE MD 20785, Tax Account No. 13 1542588 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137111 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

RODNEY PEARSON

SERVE:
7608 OXMAN RD
HYATTSVILLE MD 20785

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7608 OXMAN RD
HYATTSVILLE MD 20785

And

Unknown Owner of the property 7608 OXMAN RD described as follows: Property Tax ID 13 1568971 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40230

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

3,987 Sq. Ft. & Imps Palmer Park Lot 79 Blk C, Assmt \$26,467 Lib 34067 FI 607 and assessed to RODNEY PEARSON, also known as 7608 OXMAN RD, HYATTSVILLE MD 20785, Tax Account No. 13 1568971 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137112 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

DERRICK I CAMPBELL

SERVE:
4201 NORCROSS ST
TEMPLE HILLS MD 20748

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4201 NORCROSS ST
TEMPLE HILLS MD 20748

And

Unknown Owner of the property 4201 NORCROSS ST described as follows: Property Tax ID 06 563296 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY
1301 MCCORMICK DR, SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 19-40228

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

10,254 Sq. Ft. & Imps Hillcrest Heights Lot 3A Blk M, Assmt \$17,233 Lib 32643 FI 372 and assessed to DERRICK I CAMPBELL, also known as 4201 NORCROSS ST, TEMPLE HILLS MD 20748, Tax Account No. 06 563296 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk
137114 (3-5,3-12,3-19)

LEGALS

NOTICE

TIFFANY S. LEDBETTER

Plaintiff

vs.

SEAN W. LEDBETTER

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAD 19-04177

NOTICE IS HEREBY given this 4th day of March, 2020, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 2908 Gales Head Drive Upper Marlboro, MD made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 6th day of April, 2020.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 6th day of April, 2020.

THE REPORT STATES the amount of sale to be Five Hundred Fifty-Five Thousand Dollars (\$555,000.00).

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

True Copy—Test: Mahasin El Amin, Clerk
137238 (3-12,3-19,3-26)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs.

Guy Anthony Williams, Sr.
Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 18-44537

ORDERED, this 26th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12608 Longwater Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of March, 2020, next.

The report states the amount of sale to be \$475,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk
137138 (3-5,3-12,3-19)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs.

Estate of Leon David Hagans
Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 19-31915

ORDERED, this 28th day of February, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1410 Owens Road, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of March, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of March, 2020, next.

The report states the amount of sale to be \$246,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk
137144 (3-5,3-12,3-19)

LEGALS

TOWN OF UNIVERSITY PARK CHARTER RESOLUTION 20-CR-01

On February 24, 2020, the Common Council adopted, and on February 24, 2020 the Mayor signed, Charter Resolution 20-CR-01, which amends the Charter of the Town of University Park, by repealing and re-enacting Article V, "Registration, Nominations and Elections", Section 503, "Registration", and Section 506, "Candidates for Office" to clarify that qualified persons register to vote in the Town through the Prince George's County Board of Elections, delete the provision for a supplemental voter registration list, include the requirement for candidates to file a financial disclosure form at the same time as the candidate petition, require that the candidate petition and financial disclosure statement be filed at least 29 days prior to the election, clarify the petition requirements for write-in candidates, delete outdated references, and make conforming and clerical changes. At least 21 days advance notice of the public hearing concerning the adoption of 20-CR-01 was provided.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 for forty days, until April 5, 2020. The amendment will take effect fifty days after enactment on April 15, 2020, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK

Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney
137234 (3-12,3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ANDRES TEVES JUNCO (DECEASED)
3805 Cedar Drive
Suitland, MD 20746
Defendant(s).

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

DENISE OWENS-BUTLER

SERVE:
13117 WATER FOWL WAY
UPPER MARLBORO MD 20774

AND

ELLA JEAN WILLIAMS

SERVE:
13117 WATER FOWL WAY
UPPER MARLBORO MD 20774

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13117 WATER FOWL WAY
UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 13117 WATER FOWL WAY described as follows: Property Tax ID 03 245407 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40248

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

12,000 Sq.Ft. & Imps Perrywood Lot 65 Blk B Plat 3, Assmt \$300,166 Lib 40470 FI 398 and assessed to DENISE OWENS BUTLER and ELLA JEAN WILLIAMS, also known as 13117 WATER FOWL WAY, UPPER MARLBORO MD 20774, Tax Account No. 03 245407 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137225 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

STARR S. GOODE
931 Pine Forest Lane
Unit 1903
Upper Marlboro, MD 20774
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-21109

Notice is hereby given this 5th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 931 Pine Forest Lane, Unit 1903, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020, 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 6th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$179,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137244 (3-12,3-19,3-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

STELLA B COVINGTON

SERVE:
4810 WHITFIELD CHAPEL RD
LANHAM MD 20706

AND

ESTATE OF STELLA B. COVINGTON

SERVE:
UNKNOWN PERSONAL REP.
4810 WHITFIELD CHAPEL RD
LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4810 WHITFIELD CHAPEL RD
LANHAM MD 20706

AND

Unknown Owner of the property 4810 WHITFIELD CHAPEL RD described as follows: Property Tax ID 20 2191674 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40250

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

8,500 Sq.Ft. & Imps Ardmore Lot 10 Blk C, Assmt \$264,933 Lib FI and assessed to STELLA B COVINGTON, also known as 4810 WHITFIELD CHAPEL RD, LANHAM MD 20706, Tax Account No. 20 2191674 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137227 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARGARITE E. HILL (DECEASED)
LINWOOD C. HILL (DECEASED)
2243 Anvil Lane
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-31890

Notice is hereby given this 5th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2243 Anvil Lane, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020, 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 6th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$156,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137246 (3-12,3-19,3-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

MONICA NICOLE IVEY CARROLL

SERVE:
4804 WHEELER RD
OXON HILL MD 20745

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4804 WHEELER RD
OXON HILL MD 20745

AND

Unknown Owner of the property 4804 WHEELER RD described as follows: Property Tax ID 12 1264316 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40249

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

8,775 Sq.Ft. & Imps Wood sLot 3 Blk D, Assmt \$41,900 Lib 33082 FI 210 and assessed to MONICA NICOLE IVEY CARROLL, also known as 4804 WHEELER RD, OXON HILL MD 20745, Tax Account No. 12 1264316 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137226 (3-12,3-19,3-26)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MICHAEL A. ELIAS
1507 Warren Avenue
Hyattsville, MD 20785
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-31889

Notice is hereby given this 5th day of March, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1507 Warren Avenue, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020, 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 6th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$295,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137245 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

TETE KISSEH KOFFIE-LART

SERVE:
7103 24TH AVE
HYATTSVILLE MD 20783

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7103 24TH AVE
HYATTSVILLE MD 20783

AND

Unknown Owner of the property 7103 24TH AVE described as follows: Property Tax ID 17 1870278 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40252

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

6,141 Sq.Ft. & Imps Lewisdale Lot 9 Blk 15, Assmt \$243,200 Lib 33376 FI 096 and assessed to TETE KISSEH KOFFIE-LART, also known as 7103 24TH AVE, HYATTSVILLE MD 20783, Tax Account No. 17 1870278 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137229 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

CONNIE B GILCREST
F/K/A CONNIE B. CROOKS

SERVE:
9709 WOODLAND AVE
LANHAM MD 20706

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

9709 WOODLAND AVE
LANHAM MD 20706

AND

Unknown Owner of the property 9709 WOODLAND AVE described as follows: Property Tax ID 20 2253482 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40251

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

5,510 Sq.Ft. & Imps SHERMAN Park Blk 13 Lots 175-176, Assmt \$217,867 Lib 13414 FI 319 and assessed to CONNIE B GILCREST, also known as 9709 WOODLAND AVE, LANHAM MD 20706, Tax Account No. 20 2253482 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137228 (3-12,3-19,3-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs.

Plaintiff

HARRIET S POFIODOM
AKA HARRIET S. KOFI ODOM

SERVE:
12915 PISCATAWAY LANDING DR
CLINTON MD 20735

AND

KIRK ODOM

SERVE:
12915 PISCATAWAY LANDING DR
CLINTON MD 20735

AND

HILLANTRAE HOMEOWNERS
ASSOCIATION

SERVE:
MATTHEW B. QUINN, RESIDENT
AGENT
204 WASHINGTON AVE, SUITE
102
LA PLATA, MD 20646

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

12915 PISCATAWAY LANDING DR
CLINTON MD 20735

AND

Unknown Owner of the property 12915 PISCATAWAY LANDING DR described as follows: Property Tax ID 05 2853992 on the Tax Roll of Prince George's County, the un-

known owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40235

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

11,361 Sq.Ft. & Imps Hillantrae plat 1 Lot 158 Blk C, Assmt \$344,600 Lib 38614 FI 384 and assessed to HARRIET S POFIODOM AKA KOFI ODOM and KIRK ODOM, also known as 12915 PISCATAWAY LANDING DR, CLINTON MD 20735, Tax Account No. 05 2853992 on the Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of February, 2020, 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 a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 25th day of March, 2020, warning all persons interested in the property to appear in this Court by the 20th day of April, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 19-40251

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

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

True Copy—Test:
Mahasin El Amin, Clerk
137107 (3-5,3-12,3-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

1005 CHILLUM RD., UNIT #310
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 2, 2007 and recorded in Liber 28288, Folio 64 among the Land Records of Prince George's County, MD, with an original principal balance of \$106,500.00, 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

APRIL 7, 2020 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit 310, of Land Unit 2, in a Horizontal Condominium Regime entitled The Fairmont 1005 Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 203629-1)

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

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

ALEX COOPER AUCTIONS, INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

137282 (3-19,3-26,4-2)

LEGALS

Joyce Ann Williams
J Williams Law, LLC
7981 Eastern Ave #C-4
Silver Spring, MD 20910
301-585-1970

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY M. MASON

Notice is given that Mary T. Mason, whose address is 12837 Carousel Court, Upper Marlboro, MD 20772, was on January 31, 2020 appointed Personal Representative of the estate of Mary M. Mason who died on January 7, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of July, 2020.

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 T. MASON
Personal Representative

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

Estate No. 116128

137356 (3-19,3-26,4-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JOSEPHINE FARRELL

Notice is given that Cheryl Farrell, whose address is 15506 Baden Naylor Road, Brandywine, MD 20613, was on January 23, 2020 appointed Personal Representative of the estate of Mary Josephine Farrell who died on December 17, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 2020.

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.

CHERYL FARRELL
Personal Representative

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

Estate No. 116029

137082 (3-5,3-12,3-19)

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

14100 FARNSWORTH LA., UNIT #2204 AND GARAGE #2-8
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 10, 2014 and recorded in Liber 36627, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,149.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 7, 2020 AT 11:25 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Prince George's County, MD and described as Unit numbered 2204 in Building Numbered 2, in "Phase 2, Normandy Place Condominium," together with exclusive right to the use of the Limited Common Element Storage Area No. 12, Limited Common Element Garage No. 8, together with the adjacent Limited Common Driveway providing access thereto, in Phase 2, Normandy Place Condominium and more fully described in the aforesaid Deed of Trust. Tax ID #03-3036514 and Tax ID #03-3041217.

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.

A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lienholder. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. (Matter No. 343077-1)

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

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

ALEX COOPER AUCTIONS, INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

137301 (3-19,3-26,4-2)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 31, 2020
COUNCIL HEARING ROOM
COUNTY ADMINISTRATION BUILDING
UPPER MARLBORO, MARYLAND

Notice is hereby given that on Tuesday, March 31, 2020 the County Council of Prince George's County, Maryland, will hold the following public hearings:

11:30 A.M.

Appointment of the following individuals to the Advisory Committee on Aging for Prince George's County:

Ms. Margaret Baltimore Appointment
Senior Citizen Member
Replacing: Carolyn Butler
Term Expiration: 2/1/2020

Ms. Shaunda Bellamy Appointment
Public/Non-Profit Agency Member
Replacing: Judith G. Cato/Vacant
Term Expiration: 2/1/2023

Ms. Vanecia L. Davis Appointment
Public At-Large Member
Replacing: Ginny C. Lee
Term Expiration: 2/1/2022

Ms. Claudia W. Dickens Appointment
Senior Citizen Member
Replacing: Albert Dickson/Vacant
Term Expiration: 2/1/2023

Ms. Gwendolyn A. Drummond Reappointment
Public At-Large Member
Term Expiration: 2/1/2022

Mr. Kofi G. Impraim Reappointment
Public/Non-Profit Agency Member
Term Expiration: 2/1/2023

Ms. Deidre M. Jackson Appointment
Public At-Large Member
Replacing:
Jeannette Higginbotham/Vacant
Term Expiration: 2/1/2023

Ms. Gretchen D. Lofland, Ed.D Appointment
Senior Citizen Member
Replacing: Mary H. Budd
Term Expiration: 2/21/2021

Ms. Erica E. Noble Appointment
Non-Profit Agency Member
Replacing: Christal Parker Batey
Term Expiration: 2/1/2022

Ms. Patricia E. Poole-King Appointment
Senior Citizen Member
Replacing: James R. Lyles
Term Expiration: 2/1/2023

Ms. Kym D. Taylor Appointment
Public/Non-Profit Agency Member
Replacing: Patricia C. Fletcher

LEGALS

Term Expiration: 2/1/2022

Ms. Eddimae Gamble Tisdale Appointment
Senior Citizen Member
Replacing: Dorothy Powell Allen
Term Expiration: 2/1/2022

Ms. Agnes Diane Williams Reappointment
Senior Citizen Member
Term Expiration: 2/1/2022

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600. Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots. In the event of inclement weather, please call 301-952-4810 to confirm the status of County Business.

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Todd M. Turner, Council Chair**

Attest:
Donna J. Brown
Clerk of the Council

137338 (3-19)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY 12904 CHERRYWOOD LANE BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Gladys M. Knight, dated December 9, 2015 and recorded in Liber 37884, Folio 572 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on June 29, 2018 in the Land Records of Prince George's County at Liber No. 41080, Folio 269, with an original principal balance of \$274,928.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 7, 2020 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 \$21,000.00 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.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Christianna Kersey, and Michael McKeefery,
Substitute Trustees

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

137275 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARVIN FLORES
14106 Chivas Circle
Laurel, MD 20707

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-42738**

Notice is hereby given this 25th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14106 Chivas Circle, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$399,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137100 (3-5,3-12,3-19)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JULIUS OWOSELA
4607 Gladys Court
Lanham, MD 20706

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-26201**

Notice is hereby given this 28th day of February, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4607 Gladys Court, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of March, 2020, 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 30th day of March, 2020.

The report states the purchase price at the Foreclosure sale to be \$290,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

137145 (3-5,3-12,3-19)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff

vs.

JOHN JOSEPH KUNDRAT, JR

SERVE: 5202 58TH AVE HYATTSVILLE MD 20781

AND

MARY A. MCDUFFIE, TRUSTEE

SERVE: 820 FOLLIN LANE VIENNA, VA 22180

AND

NAVY FEDERAL CREDIT UNION

SERVE: MARY A. MCDUFFIE, PRESIDENT AND CEO 820 FOLLIN LANE VIENNA, VA 22180

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

5202 58TH AVE HYATTSVILLE MD 20781

And

Unknown Owner of the property 5202 58TH AVE described as follows: Property Tax ID 02 137463 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE’S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DR, SUITE 4100 LARGO, MD 20774

Defendants

In the Circuit Court for Prince George’s County, Maryland CASE NO.: CAE 19-40253

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

7,250 Sq.Ft. & Imps Pinewood Lot6 Bk F, Assmt \$223,000 Lib Fl and assessed to JOHN J KUNDRAT, JR, also known as 5202 58TH AVE, HYATTSVILLE MD 20781, Tax Account No. 02 137463 on the Tax Roll of the Director of Finance.

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

It is thereupon this 2nd day of March, 2020, 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 a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of March, 2020, warning all persons interested in the property to appear in this Court by the 6th day of May, 2020 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 137230 (3-12,3-19,3-26)

LEGALS

MECHANIC’S LIEN SALE

Under and by virtue of Commercial Law Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

MARCH 27TH, 2020 AT 10:00 AM

2007 Honda JH2PC40027M010651

2016 Suzuki JS1SK44A9G2101768

2014 YAMAHA JYARJ16E7EA032311

The auction will be held on the premises of:

A&J Cycle Performance 8411 Old Marlboro Pike Ste #23 Upper Marlboro, Md 20772 301-516-4144

Terms of Sale-CASH Lienor reserves the right to bid.

137360 (3-19,3-26)

NOTICE

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

Substitute Trustees/Plaintiffs,

vs.

BIENVENU GBORO MUKADI KENABANTU 16411 Elysian Lane Bowie, MD 20716

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 18-20773

Notice is hereby given this 9th day of March, 2020, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 16411 Elysian Lane, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of April, 2020, 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 9th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$266,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137310 (3-19,3-26,4-2)

NOTICE

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

Substitute Trustees/Plaintiffs,

vs.

MATILDA ANDERSON RICHARD ANDERSON 729 60th Place Fairmount Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 19-33458

Notice is hereby given this 10th day of March, 2020, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 729 60th Place, Fairmount Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of April, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of April, 2020.

The report states the purchase price at the Foreclosure sale to be \$124,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137347 (3-19,3-26,4-2)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon

Richard J. Rogers Michael McKeefery Christianna Kersey 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

vs.

Charles Melvin Hawkins, Jr.

AND

Lisa Marie Clark-Hawkins

15802 Buxton Place Upper Marlboro, MD 20774

Defendants

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 19-25093

Notice is hereby given this 10th day of March, 2020, 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 10th day of April, 2020, 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 10th day of April, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$316,028.00. The property sold herein is known as 15802 Buxton Place, Upper Marlboro, MD 20774.

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

True Copy—Test: Mahasin El Amin, Clerk 137344 (3-19,3-26,4-2)

NOTICE

Laura H.G. O’Sullivan, et al., Substitute Trustees

Plaintiffs

vs.

Chad E Craig

Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

CIVIL NO. CAEF 16-40115

ORDERED, this 5th day of March, 2020 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 10015 Moreland Street, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of April, 2020 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of April, 2020, next. The report states the amount of sale to be \$240,263.74.

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

True Copy—Test: Mahasin El Amin, Clerk 137248 (3-12,3-19,3-26)

VIRGINIA:

IN THE CIRCUIT COURT OF STAFFORD COUNTY

KRISHAWN D. LOVELACE,

and

JONATHAN F. LOVELACE, SR, Petitioners.

Case No.: CA 19-36

In re: Kyra Denise Allen, DOB 01/15/2004 Registered in the Commonwealth of Virginia

AMENDED

ORDER OF PUBLICATION

The object of this suit is to obtain leave from the Stafford County Circuit for the Petitioners, Jonathan F. Lovelace and Krishawn D. Lovelace, to adopt Kyra Denise Allen, the minor child of Krishawn D. Lovelace (formerly Allen), and Derell Wallace, by birth; and to change the name of said child to Kyra Denise Allen-Lovelace; and based upon the affidavit filed herein, the Court finds that there exists sufficient grounds for causing service of process by publication; it is hereby

ORDERED that Derell Wallace, whose last known address is 2204 Alice Avenue, Apt 304, Oxon Hill, Maryland 20745, appear before this Court on or before April 20, 2020 and protect his interests herein.

137263 (3-12,3-19,3-26,4-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF OCEANIA VIRGINIA DORSEY

Notice is given that Barry E Dorsey, whose address is 2007 Somerset Street, Hyattsville, MD 20782, was on February 20, 2020 appointed Personal Representative of the estate of Oceania Virginia Dorsey who died on December 18, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 20th day of August, 2020.

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

(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or

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

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

BARRY E. DORSEY Personal Representative

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

True Copy—Test: Estate No. 115985 137259 (3-12,3-19,3-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALD MCBRIDE

Notice is given that Maryann McBride, whose address is 15714 Dorset Road, Apt #203, Laurel, MD 20707, was on February 10, 2020 appointed Personal Representative of the estate of Gerald McBride who died on January 31, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of August, 2020.

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.

MARYANN MCBRIDE Personal Representative

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

Estate No. 116212 137256 (3-12,3-19,3-26)

Christine Vaughan, Esq Mobley & Brown, LLP One N Charles St. Ste. 1101 Baltimore, MD 21201 410-385-0398

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERTIS YVONNE MCDUGAL

Notice is given that Treva A. McDougal, whose address is 11006 Battlement Lane, Fort Washington, MD 20744, was on February 24, 2020 appointed Personal Representative of the estate of Vertis Yvonne McDougal who died on January 14, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 24th day of August, 2020.

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, 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.

TREVA A. MCDUGAL Personal Representative

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

Estate No. 116355 137261 (3-12,3-19,3-26)

NOTICE

IN THE MATTER OF: Carlos Daniel Acu

FOR THE CHANGE OF NAME TO: Carlos Daniel Montoya Acu

In the Circuit Court for Prince George’s County, Maryland Case No. CAE 20-07680

A petition has been filed to change the name of (Minor Child(ren)) Carlos Daniel Acu to Carlos Daniel Montoya Acu.

The latest day by which an objection to the petition may be filed is April 6, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George’s County, Maryland 137303 (3-19)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA HAILEY

Notice is given that Irving L. Fox, whose address is 12527 Proxmire Drive, Fort Washington, MD 20744, was on February 6, 2020 appointed Personal Representative of the estate of Thelma Hailey who died on August 17, 2013 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 6th day of August, 2020.

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.

IRVING L. FOX Personal Representative

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

Estate No. 116159 137260 (3-12,3-19,3-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IMOGENE F HARPER

Notice is given that Jacqueline Harper-Saaba, whose address is 1224 Ellsworth Street, Philadelphia, PA 19147, and Abraham J Harper, whose address is 11532 Ivy Bush Court, Reston, VA 20190, were on February 4, 2020 appointed Co-Personal Representatives of the estate of Imogene F Harper who died on January 10, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 4th day of August, 2020.

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, 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 co-personal representatives mail or otherwise deliver 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.

JACQUELINE HARPER-SAABA ABRAHAM J HARPER 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. 116152 137255 (3-12,3-19,3-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY DIANE WILLIAMS

Notice is given that Troy Williams, whose address is 31 Bright Sky Court, Owings Mill, MD 21117, was on February 12, 2020 appointed Personal Representative of the estate of Betty Diane Williams who died on December 26, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 12th day of August, 2020.

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.

TROY WILLIAMS Personal Representative

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

Estate No. 116256 137258 (3-12,3-19,3-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLEO J BAILEY

Notice is given that Daryl A Bailey, whose address is 3632 Cousins Drive, Upper Marlboro, MD 20774, and Shawn D Bailey, whose address is 3632 Cousins Drive, Upper Marlboro, MD 20774, were on February 26, 2020 appointed Co-Personal Representatives of the estate of Cleo J Bailey who died on May 2, 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 shall file their objections with the Register of Wills on or before the 26th day of August, 2020.

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, 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 co-personal representatives mail or otherwise deliver 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.

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

EQUITY PARTNERS REAL ESTATE
INVESTMENTS, LLC

SERVE:
TABAITHA FITZGERALD,
RESIDENT AGENT
C/O SPECIALLY LENDING
6305 IVY LANE, SUITE 320
GREENBELT, MD 20770

AND

EAGLE BANK

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT
LUTHERVILLE-TIMONIUM, MD
21093

AND

JEFFREY LEVIN, TRUSTEE

SERVE:
7800 BEECH TREE ROAD
BETHESDA, MD 20817

AND

JOEL S. ARONSON, TRUSTEE

SERVE:
18 WEST ST
ANNAPOLIS, MD 21401

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

5100 SUTLAND RD
SUTLAND MD 20746

And

Unknown Owner of the property
5100 SUTLAND RD described as
follows: Property Tax ID 06 568055
on the Tax Roll of Prince George's
County, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or successors
in right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40240

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

32,539 Sq.Ft. & Imps OLD Suit-
land Sub Pt of Lot 43 E Q 0.7470
Acre Tdt 9/22/08 Cae 08-04563,
Assmt \$214,533 Lib 37797 FI 372 and
assessed to EQUITY PARTNERS
REAL ESTATE INVESTMENTS,
LLC, also known as 5100 SUT-
LAND RD, SUTLAND MD 20746,
Tax Account No. 06 568055 on the
Tax Roll of the Director of Finance.

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

It is thereupon this 24th day
of February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137101 (3-5,3-12,3-19)

NOTICE

IN THE MATTER OF:
Patrice Kouadio

FOR THE CHANGE OF
NAME TO:
Patrick Kouadio Agoussi

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-07196**

A petition has been filed to change
the name of Patrice Kouadio to
Patrick Kouadio Agoussi.

The latest day by which an objection
to the petition may be filed is
April 6, 2020.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
137306 (3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

CHARLES W CLARK

SERVE: 31 SULTAN AVE
CAPITOL HEIGHTS MD 20743

AND

UNITED MORTGAGEE
N/K/A CHASE HOME FINANCE,
LLC
A DIVISION OF J.P. MORGAN
CHASE BANK, NA

SERVE ON:
THE CORPORATION TRUST,
INC., RESIDENT AGENT OF J.P.
MORGAN CHASE BANK, NA
351 WEST CAMDEN STREET
BALTIMORE, MD 21201

AND

GEORGE A. RESTA, TRUSTEE

AND

ALLAN B. BERNSTEIN, TRUSTEE

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

31 SULTAN AVE
CAPITOL HEIGHTS MD 20743

And

Unknown Owner of the property 31
SULTAN AVE described as follows:
Property Tax ID 18 2079879 on the
Tax Roll of Prince George's County,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40241

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

4,000 Sq.Ft. & Imps Capitol
Heights Blk 8 Lots 11.12, Assmt
\$230,233 Lib 41564 FI 344 and as-
sessed to CHARLES W CLARK,
also known as 31 SULTAN AVE,
CAPITOL HEIGHTS MD 20743, Tax
Account No. 18 2079879 on the Tax
Roll of the Director of Finance.

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

It is thereupon this 24th day
of February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137102 (3-5,3-12,3-19)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

THE ESTATE OF ELEANOR
NICHOLSON-DAVIS

SERVE:
UNKNOWN PERSONAL REP.
6009 REED ST
HYATTSVILLE MD 20785

AND

MIDFIRST BANK, FSB

SERVE:
G. JEFFREY RECORDS, JR., CEO
AND PRESIDENT
501 NW GRAND BOULEVARD
OKLAHOMA CITY, OK 73118

AND

MATT C. MCLEAN, TRUSTEE

SERVE:
307 N. MACARTHUR
OKLAHOMA CITY, OK 73127

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

6009 REED ST
HYATTSVILLE MD 20785

And

Unknown Owner of the property
6009 REED ST described as follows:
Property Tax ID 18 2110492 on the
Tax Roll of Prince George's County,
the unknown owner's heirs, de-
visees, and personal representatives
and their or any of their heirs, de-
visees, executors, administrators,
grantees, assigns, or successors in
right, title and interest in the prop-
erty.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40238

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

9,153 Sq.Ft. & Imps Englewood
Blk B, Fr 111.75 Ft Lot 47, Assmt
\$46,600 Lib 7771 FI 802 and assessed to
THE ESTATE OF ELEANOR
NICHOLSON-DAVIS, also known
as 6009 REED ST, HYATTSVILLE
MD 20785, Tax Account No. 18
2110492 on the Tax Roll of the Direc-
tor of Finance.

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

It is thereupon this 24th day
of February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137104 (3-5,3-12,3-19)

Proudly Serving
Prince George's County
Since 1932

OFFICIAL NOTICE

On March 10, 2020 the Board of Commissioners for The Town of Upper Marlboro approved ORDINANCE 2020-02: ADOPTING FY2020 BUDGET AMENDMENTS, to amend Ordinance 2019-04, by reallocating Town funds between departments and to limit expenditures in several Town Departments due to a shortfall in anticipated revenues from Fines, Licenses and Permits. Total Revenues and Expenditures for the FY20 Town Operating Budget decreased to \$2,125,720 from \$2,552,720, and Revenue amendments are limited to: Taxes revenue increase to \$852,290; Fines, Licenses and Permits decrease to \$339,935; Other decrease to \$19,950; Grants decrease to \$550,829; From Designated Funds decrease to \$321,482. Expenditures amendments are limited to: General Government decrease to \$1,186,517; Public Safety increase to \$560,122; and, Public Works Department decrease to \$379,081. All other Revenue and Expenditure line items and tax rates within the original FY2020 Town Budget Ordinance 2019-04, remain the same as previously published. The ordinance becomes effective March 31, 2020. Copies are available at Town Hall, 14211 School Lane, Upper Marlboro, MD 20772 and online at www.UpperMarlboroMD.gov.

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

PRIMERA I EBENEZER

SERVE:
6924 RANDOLPH ST
HYATTSVILLE MD 20784

AND

WELLS FARGO BANK, NA
F/K/A WACHOVIA BANK, NA

SERVE:
CSC-LAWYERS INCORPORAT-
ING SERVICE COMPANY, RESI-
DENT AGENT
7 ST. PAUL STREET, SUITE 820
BALTIMORE, MD 21202

AND

EVERETT L. ANSCHUTZ, JR.,
TRUSTEE

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

6924 RANDOLPH ST
HYATTSVILLE MD 20784

And

Unknown Owner of the prop-
erty 6924 RANDOLPH ST de-
scribed as follows: Property Tax ID
02 117309 on the Tax Roll of
Prince George's County, the un-
known owner's heirs, devisees,
and personal representatives
and their or any of their heirs,
devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest
in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40237

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

7,400 Sq.Ft & Imps Radiant Valley-
Lot 15 Blk EYE, Assmt \$191,900 Lib
40876 FI 113 and assessed to
PRIMERA I EBENEZER, also
known as 6924 RANDOLPH ST,
HYATTSVILLE MD 20784, Tax Ac-
count No. 02 117309 on the Tax Roll
of the Director of Finance.

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

It is thereupon this 24th day
of February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137105 (3-5,3-12,3-19)

NOTICE

CHRISTIE ADEMILUYI Plaintiff

vs.

SOHRABI OVRANG Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 16-27067**

Notice is hereby given this 4th
day of March, 2020, by the Circuit
Court for Prince George's County,
Maryland pursuant to Maryland Rule
14-305(c), that the sale of, 11328
Cherry Hill Road, Unit 201, Beltsville,
Maryland 20705 made and reported
by Athur J. Horne, Jr., Trustee, will
be ratified and confirmed, unless
cause to the contrary thereof be
shown on or before April 6th, 2020,
next, provided a copy of this Notice
be inserted in the Prince George's
Post newspaper published in said
County once in each of three suc-
cessive weeks before April 6th, 2020,
next.

The report states the amount of
the sale to be \$115,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137237 (3-12,3-19,3-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

vs. Plaintiff

KENNETH B KING, JR

SERVE:
8336 SNOWDEN OAKS PL
LAUREL MD 20708

AND

(All persons having or claiming to
have an interest in the property sit-
uate and lying in Prince George's
County and known as:)

8336 SNOWDEN OAKS PL
LAUREL MD 20708

And

Unknown Owner of the property
8336 SNOWDEN OAKS PL de-
scribed as follows: Property Tax ID
10 1027697 on the Tax Roll of Prince
George's County, the unknown
owner's heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest in the property.

And

PRINCE GEORGE'S COUNTY,
MARYLAND

SERVE:
RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY
1301 MCCORMICK DR,
SUITE 4100
LARGO, MD 20774

Defendants

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**
CAE 19-40239

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty described below in the State of
Maryland, sold by the Collector of
Taxes for Prince George's County
and the State of Maryland to the
Plaintiff in this proceeding:

1,758 Sq. Ft. & Imps Snowden
Oaks Lot 32 Blk G, Assmt \$215,400
Lib 9295 FI 664 and assessed to
KENNETH B KING, JR, also known
as 8336 SNOWDEN OAKS PL,
LAUREL MD 20708, Tax Account
No. 10 1027697 on the Tax Roll of
the Director of Finance.

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

It is thereupon this 24th day
of February, 2020, 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 a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 25th day of March, 2020,
warning all persons interested in the
property to appear in this Court by
the 20th day of April, 2020 and re-
deem the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of redem-
ption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137103 (3-5,3-12,3-19)

NOTICE

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

vs.

Josefina Marshall
AND

Robert G. Marshall
8100 Jordan Park Boulevard
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 19-28493**

Notice is hereby given this 11th
day of March, 2020, by the Circuit
Court for Prince George's County,
that the sale of the property men-
tioned in these proceedings, made
and confirmed, unless cause to the
contrary thereof be shown on or be-
fore the 13th day of April, 2020,
provided a copy of this notice be
published in a newspaper of general
circulation in Prince George's
County, once in each of three suc-
cessive weeks before the 13th day
of April, 2020.

The Report of Sale states the
amount of the foreclosure sale price
to be \$152,846.16. The property sold
herein is known as 8100 Jordan Park
Boulevard, District Heights, MD
20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137341 (3-19,3-26,4-2)

ORDER OF PUBLICATION

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