

# The Prince George's Post

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**LEGALS**

**ORDER OF PUBLICATION**

ROBERT J FERNANDEZ  
863 NEPTUNE DRIVE  
OXON HILL, MD 20745

Plaintiff

vs.

THE ESTATE OF RUTH E. DAVIS  
8546 COLTRANE COURT  
ELLICOTT CITY, MD 21043

and

PRINCE GEORGE'S COUNTY  
SERVE: JARED M. MC CARTHY  
COUNTY ADMINISTRATORS  
BUILDING  
14741 GOVERNOR ODEN BOWIE  
DRIVE  
UPPER MARLBORO, MD 20772

and

THE TESTATE AND INTESTATE  
SUCCESSORS OF RUTH E. DAVIS,  
DECEASED, AND ALL PERSONS  
CLAIMING BY THROUGH OR  
UNDER THE DECEDENT

and

AND ALL UNKNOWN OWNERS  
OF PROPERTY DESCRIBED  
BELOW, THEIR HEIRS, PER-  
SONAL REPRESENTATIVES AND  
ASSIGNS AND ANY AND ALL  
PERSONS HAVING OR CLAIM-  
ING TO HAVE ANY INTEREST IN  
THE PROPERTY

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland  
CASE NO.:  
CAE 20-11329**

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 Piscataway, 5th Election District, Chapel Hill 11 450 Sf, 10868 sf, 22,320.0000 Sq. Ft. & Improvements, Assmt \$72,900 Map 132, Grid B3, Par 190, Lib 05959, Fl 035 Tax Account Number 05-0306878, 1223 Old Piscataway Road, Fort Washington, MD 20744, and assessed to Davis, Ruth E. & Chester W.

It is thereupon this 10th day of August, 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 13th day of October, 2020, and redeem the property and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137859 (8-20,8-27,9-3)

Zachary W. Worshtil, Esq.  
5415 Water Street  
Upper Marlboro, MD 20772  
301-627-1000

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

NOTICE IS HEREBY GIVEN that the Circuit court of St. Johns county, Florida appointed Daniel T. Trott, whose address is 709 Swan Creek Road, Fort Washington, MD 20744, as the Personal Representative of the Estate of Carleton Gale Trott aka Carleton Gail Trott who died on January 22, 2020 domiciled in Florida.

The Maryland resident agent for service of process is Zachary W. Worshtil, whose address is 5415 Water Street, Upper Marlboro, MD 20772.

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

**PRINCE GEORGE'S**

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

DANIEL T. TROTT  
Foreign Personal Representative

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

Estate No. 117466

137889 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

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

Vs.

THOMAS R. SPELL  
3009 Hawthorne Drive, NE  
Washington, DC 20017

and

ELEANOR M. SPELL  
3009 Hawthorne Drive, NE  
Washington, DC 20017

and

ESTATE OF CHARLES F. QUEEN  
C/o Jeffrey S. Larson,  
Personal Representative  
6305 Ivy Lane, Suite 416  
Greenbelt, Maryland 20770

and

UNKNOWN OWNER OF PROP-  
ERTY  
Church Road,  
Map 046, Grid D4, Parcel 0043,  
Act No. 07-0733733

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 Church Road, Bowie

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
CASE NO.: CAE 20-11730**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Church Road, Bowie, Account No. 07-0733733 and assessed to Thomas R. Spell and Eleanor M. Spell, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Church Road  
District 07, Map 046, Grid D4,  
Parcel 0043,  
Act No.: 0733733

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 10th day of August, 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 4th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 13th day of October, 2020, to redeem the property, Church Road, Bowie, Account Number 07-0733733, and answer the Complaint 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  
137840 (8-20,8-27,9-3)

**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point, LLC  
v.

FACES LLC  
Suite 7  
20 Chesapeake St. S.E.  
Washington, DC 20032

and

Jose Strickland, Resident Agent  
5904 Lowery Lane  
Upper Marlboro, MD 20772

and

DP Capital LLC  
7115 Leesburg Pike, #215  
Falls Church, VA 22043

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

4814 Deanwood Dr  
Capitol Heights, MD 20743

also known as Account Number 18-1984525,

Defendants,

**LEGALS**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11741**

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

4814 Deanwood Dr  
Capitol Heights, MD 20743

also known as Account Number 18-1984525

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 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 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 13th day of October, 2020 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137854 (8-20,8-27,9-3)

**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point, LLC  
v.

Sandra Gartrell NKA Teddy Jackson; and David Jackson-Hardy AKA David Jackson-Handy; and Embrace Home Loans, Inc.; and MERS, Inc.; and Prince George's County, Maryland; and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

3018 Powder Mill Rd  
Hyattsville, MD 20783

also known as Account Number 21-2397578,

Defendants,

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11755**

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

3018 Powder Mill Rd  
Hyattsville, MD 20783

also known as Account Number 21-2397578

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 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 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 13th day of October, 2020 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137850 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

Paradise Point, LLC  
v.

Lape C Kenneth Jr; Evergreen Title & Escrow Corp Profit Sharing Plan and Ronald B. Edlavitch, PA; and Allen D. Lord

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

8620 Normal School Rd  
Bowie, MD 20715-3327

also known as Account Number 14-1625235.

Defendants,

**LEGALS**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11754**

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

8620 Normal School Rd  
Bowie, MD 20715-3327

also known as Account Number: 14-1625235

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 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 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 13th day of October, 2020 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137851 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

Paradise Point, LLC  
v.

Beor Fund 1 LLC  
Stephen L. Harker Law Office  
35 Fulford Ave STE 203  
Bel Air, MD 21014

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

18402 Livingston Rd  
Accokeek, MD 20607

also known as Account Number 05-0277772.

Defendants,

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11747**

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

18402 Livingston Rd  
Accokeek, MD 20607

also known as Account Number 05-0277772

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 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 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 13th day of October, 2020 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137852 (8-20,8-27,9-3)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
ANTONIA MARIA  
COVINGTON

FOR THE CHANGE OF  
NAME TO:  
Antonia Maria Covington

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-14551**

A petition has been filed to change the name of ANTONIA MARIA COVINGTON to Antonia Maria Covington.

The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137939 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

James Schneider  
C/o The Law Offices of  
Stefan B. Ades, LLC  
305 Washington Ave, Suite 401  
Towson, MD 21204

vs.

COMMERCIAL AND RES ECNMC  
DEV INC, and

Prince George's County, Maryland

and

All unknown owners of the property described below; all 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 leasehold or fee simple in the property and premises situate, described as:

District 12 of Prince George's, described as follows: Account No. 1335694; known as UNKNOWN. Street address of Palmer Rd.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No.  
CAE 20-11770**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 17th day of August, 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 which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 11th day of September, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 20th day of October, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137897 (8-27,9-3,9-10)

**LEGALS**

**ORDER OF PUBLICATION**

Andrew McLaughlin  
v.

Kelvin R. Sierra, et. al.

Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 20-07732**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0173500 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

**Street Address: 5604 Hamilton St., Hyattsville, MD 20781**

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

It is thereupon this 17th day of August 2020, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of October 2020, and redeem the property with Parcel Identification Number 02-0173500 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  
137896 (8-27,9-3,9-10)

**ORDER OF PUBLICATION**

James Schneider  
C/o The Law Offices of  
Stefan B. Ades, LLC  
305 Washington Ave, Suite 401  
Towson, MD 21204

vs.

PALMER ROAD NO 1 LLC, and

Prince George's County, Maryland

and

All unknown owners of the property described below; all 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 leasehold or fee simple in the property and premises situate, described as:

District 05 of Prince George's, described as follows: Account No. 3388113; known as OUTLOT A. Street address of Felwood St.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No.  
CAE 20-11769**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 17th day of August, 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

**LEGALS**

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

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

6916 KIPLING PARKWAY  
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Dirickson M. Muhammad AKA Dirickson M. Nutt, dated August 16, 2006, and recorded in Liber 26126 at folio 558 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

SEPTEMBER 1, 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 \$24,000.00 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 # 19-601970)

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

137784 (8-13,8-20,8-27)

**LEGALS**

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

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

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

SEPTEMBER 1, 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 \$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 # 19-601189)

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

137785 (8-13,8-20,8-27)

**LEGALS**

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

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

8007 RAY LEONARD COURT  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Willis C. King aka Willis C. King Sr, dated July 20, 2007, and recorded in Liber 28384 at folio 229 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

SEPTEMBER 1, 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 \$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 # 14-605969)

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

137788 (8-13,8-20,8-27)

**LEGALS**

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

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

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

4202 TAVERNGREEN LANE  
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Rahma Kamara and Cassandra Palmer, dated December 8, 2005, and recorded in Liber 24469 at folio 386 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

SEPTEMBER 1, 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 \$45,000.00 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 # 19-600937)

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

137786 (8-13,8-20,8-27)

**LEGALS**

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

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

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

8703 CRALEY COURT  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yvette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 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

SEPTEMBER 1, 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 \$19,000.00 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 6.65% 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 # 19-602172)

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

137787 (8-13,8-20,8-27)

**LEGALS**

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

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

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

SEPTEMBER 1, 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 \$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

137789 (8-13,8-20,8-27)

# The Prince George's Post

## 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**

**4405 WOODGATE CT. SOUTH  
A/R/T/A 4405 S. WOODGATE CT.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated January 20, 2005 and recorded in Liber 21418, Folio 680 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,247.73, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 2020 AT 11:05 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 335911-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137790 (8-13,8-20,8-27)

**LEGALS**

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

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

**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

**SEPTEMBER 1, 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 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 63646-3)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137791 (8-13,8-20,8-27)

**LEGALS**

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

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

**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

**SEPTEMBER 1, 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340800-2)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137796 (8-13,8-20,8-27)

**LEGALS**

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

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

**708 AVANTI PL.  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated December 26, 2006 and recorded in Liber 27077, Folio 681 among the Land Records of Prince George's County, MD, with an original principal balance of \$188,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 2020 AT 11:08 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341195-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137793 (8-13,8-20,8-27)

**LEGALS**

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

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

**10800 MOUNT LUBENTIA WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 26, 2006 and recorded in Liber 24985, Folio 249 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340620-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137794 (8-13,8-20,8-27)

**LEGALS**

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

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

**9510 NOTTINGHAM DR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 23, 2006, recorded in Liber 25816, Folio 67 among the Land Records of Prince George's County, MD, with an original principal balance of \$276,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 15, 2020 AT 11:05 AM**

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 55832-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137918 (8-27,9-3,9-10)

**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**

**612 DRUM AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2006, 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

**SEPTEMBER 9, 2020 AT 11:19 AM**

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 192079-2)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137874 (8-20,8-27,9-3)

**LEGALS**

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

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

**9703 STARBOARD CT.  
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009 and recorded in Liber 31088, Folio 102 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,280.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 2020 AT 11:12 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 \$55,000 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 337015-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137797 (8-13,8-20,8-27)

**LEGALS**

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

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

**8207 PINEHILL ST.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated May 28, 2008 and recorded in Liber 29771, Folio 177 among the Land Records of Prince George's County, MD, with an original principal balance of \$338,311.50, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 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 \$32,000 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343229-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137798 (8-13,8-20,8-27)

**LEGALS**

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

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

**129 69TH ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007, recorded in Liber 28496, Folio 616 among the Land Records of Prince George's County, MD, with an original principal balance of \$297,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 15, 2020 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 331407-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137919 (8-27,9-3,9-10)

**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**

**3306 WATERFORD MILL RD.  
A/R/T/A 12807 CONTEE MANOR DR.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2011, recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,136,160.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:18 AM**

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

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

Terms of Sale: A deposit of \$106,000 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 330287-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137873 (8-20,8-27,9-3)

**LEGALS**

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

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

**7745 GARRISON RD.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated June 8, 2007 and recorded in Liber 28105, Folio 155 among the Land Records of Prince George's County, MD, with an original principal balance of \$242,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 338967-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137801 (8-13,8-20,8-27)



**LEGALS**

**ORDER OF PUBLICATION**

LEO BRUSO Plaintiff  
v. PETER ODAGBODO, PRINCE GEORGE'S COUNTY, MD, and

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:

Piscataway, 5th Election District of Prince George's County, MD, 13.2600 Acres, Assmt \$38,000 Map 114 Grid D2 Par 153 Lib 35578 Fl 625 and assessed to Odagbodo Peter under Account Number 0344945, having a street address of 2011 Palmer Rd., Fort Washington, MD 20744.

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-11321**

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:

13.2600 Acres, Assmt \$38,000 Map 114 Grid D2 Par 153 Lib 35578 Fl 625 and assessed to Odagbodo Peter under Account Number 0344945, being in the Piscataway, 5th Election District of Prince George's County and having a street address of 2011 Palmer Rd., Fort Washington, MD 20744.

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 have expired.

It is thereupon this 10th day of August, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 13th day of October, 2020 and redeem the property known as 2011 Palmer Road, Fort Washington, MD 20744 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in the Plaintiff a title in free simple 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 137857 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

LEO BRUSO Plaintiff  
v.

MY JANKI PROPERTIES, LLC, PRINCE GEORGE'S COUNTY, MD, STATE OF MARYLAND

and

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, 2.3900 Acres & Imps., Assmt \$381,800 Map 135 Grid D3 Par 117 Lib 33002 Fl 083 and assessed to My Janki Properties LLC under Account Number 1150788, having a street address of 012505 Robert Crain Hwy, Brandywine, MD 20613.

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-11320**

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:

2.3900 Acres & Imps., Assmt \$381,800 Map 135 Grid D3 Par 117 Lib 33002 Fl 083 and assessed to My Janki Properties LLC under Account Number 1150788, being in the Brandywine, 11th Election District of Prince George's County, MD and having a street address of 012505 Robert Crain Hwy, Brandywine, MD 20613.

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 have expired.

It is thereupon this 10th day of August, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 13th day of October, 2020 and redeem the property known as 12505 Robert Crain Hwy, Brandywine, MD 20613 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in the Plaintiff a title in free simple 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 137858 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

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

**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.

Mildred Ellis Personal Representative for Charles Ellis 11901 Brandywine Rd Clinton, MD 20735

Jaqueline Ellis 11901 Brandywine Rd Clinton, MD 20735

Jovetta Woodward & Patricia Robinson Trustees for Sun Trust Bank 41 Rachel Dr. Nashville, Tennessee 37214

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo, MD 20774

**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.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND Case No.: CAE 20-09808**

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:

“.5300 Acres. Assmt \$ 2,300 Map 134 Grid C2 Par 170 Lib 12300 Fl 355 And assessed to Charles Ellis E & Mildred B. et al.”

The property address is: next to 11901 Brandywine Rd. Clinton, MD 20613

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

It is thereupon this 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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 137764 (8-13,8-20,8-27)

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND Case No. CAE 20-05827**

A petition has been filed to change the name of Brittany Dyonna Contee-Halmon to Brittany Dyonna Contee.

The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137932 (8-27)

**LEGALS**

**NOTICE**

IN THE MATTER OF: **Brittany Dyonna Contee-Halmon** FOR THE CHANGE OF NAME TO: **Brittany Dyonna Contee**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-05827**

A petition has been filed to change the name of Brittany Dyonna Contee-Halmon to Brittany Dyonna Contee.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137932 (8-27)

**ORDER OF PUBLICATION**

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

**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.

Mildred Ellis Personal Representative for Charles Ellis 11901 Brandywine Rd Clinton, MD 20735

Jaqueline Ellis 11901 Brandywine Rd Clinton, MD 20735

Jovetta Woodward & Patricia Robinson Trustees for Sun Trust Bank 41 Rachel Dr. Nashville, Tennessee 37214

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo, MD 20774

**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.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND Case No.: CAE 20-11308**

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:

“Lots 1.2 5,000.0000 Sq. Ft. Holladay Co Addn Blk A Assmt \$ 60,100 Lib 05787 Fl 127 And assessed to Vyfhuis Compton G & Eileen K”

The property address is: 41st Ave, Brentwood, MD 20722

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

It is thereupon this 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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 137765 (8-13,8-20,8-27)

**ORDER OF PUBLICATION**

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, Maryland 20774

JH International, LLC, f/k/a JH Maryland, LLC (Fofeited) c/o GSE Premier Realty, LLC 5000 Thayer Center, Suite C Oakland, Maryland 21550

Serve: GSE Premier Realty, LLC Last resident agent of record 5000 Thayer Center, Suite C Oakland, Maryland 21550

Serve also: State Department of Assessments and Taxation (“SDAT”) Statutory resident agent upon forfeiture 301 West Preston Street, Room 801 Baltimore, MD 21201

and any and all persons that have or claim to have any interest in the property situate, lying and being in the EIGHTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described as follows:

**PROPERTY DESCRIPTION**

All that property described as Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block numbered Seventy Three (73), Plat Seventeen (17), in that subdivision delineated of record as “GREATER CAPITOL HEIGHTS” per plat of subdivision recorded in Plat Book BDS 1 at plats 60 - 65, among the Land Records of Prince George's County, Maryland; said property assessed as 16,000 square feet under Tax ID No.: 18-2115822; being in the Eighteenth Election District of the County. Said property being all that same land and premises described in deed conveyance into JH Maryland, LLC, recorded in Liber 31248 at folio 449 among said Land Records; and commonly known as Mentor Avenue, Capitol Heights, MD 20743.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137916 (8-27,9-3,9-10)

**LEGALS**

**In the Circuit Court for Prince George's County, Maryland CAE 20-11762**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2018 County tax sale.

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

It is thereupon this 17th day of August, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 20th day of October, 2020, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered 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 137900 (8-27,9-3,9-10)

**ORDER OF PUBLICATION**

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

PLAINTIFF

vs. PATRICIA SWEENEY, TTEE PATRICIA SWEENEY (401K) 21772 Watson Road Leesburg, Virginia 20175-6505

and DAVID A. SHAMES d/b/a OAKVILLE MORTGAGE 2311 Oak Drive Ijamsville, Maryland 21754

and CRAIG A. PARKER, THOMAS J. KOKOLIS, TRUSTEES Parker, Simon & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, Maryland 208

and UNKNOWN OWNER OF PROPERTY Gardner Road, Green Acre Farms, Waldorf Map 163, Grid F2, Parcel 0031, Acct No. 05-0323220

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 Gardner Road, Green Acre Farms, Waldorf Account Number 05-0323220

**In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 20-12123**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Gardner Road, Green Acre Farms, Waldorf, Account Number 05-0323220 and assessed to Patricia Sweeney, TTEE Patricia Sweeney (401K), and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Gardner Road, Green Acre Farms, Waldorf, Account Number 05-0323220

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, N Gardner Road, Green Acre Farms, Waldorf, Account Number 05-0323220, 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 137916 (8-27,9-3,9-10)

**LEGALS**

**ORDER OF PUBLICATION**

ALAA A. CHALABI 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESATE SUCCESSORS OF FRANKLIN PIERCE, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER FRANKLIN PIERCE

and THE STATE OF MARYLAND

and PRINCE GEORGE'S COUNTY

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: 9301 Good Luck Road, Lanham, MD 20706 Account Number: 20 2247880 Description: Telegraph Rd 1.2200 Acres & Imps. Map 035 Grid D4 Par 076 Assmt: \$111,100 Liber/Folio: 17/387 Assessed To: Pierce Franklin

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-07781**

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 Vansville, 1st Election District, 2,520.0000 Sq. Ft., Beltsville Heights, Lot 18, Blk PP, Assmt \$200 Tax Account Number 01 0005850, Rinard Ave, Beltsville, MD 20705, and assessed to Bowers, Lora E.

It is thereupon this 17th day of August, 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 20th day of October, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

Property Address: 9301 Good Luck Road, Lanham, MD 20706 Account Number: 20 2247880 Description: Telegraph Rd 1.2200 Acres & Imps. Map 035 Grid D4 Par 076 Assmt: \$111,100 Liber/Folio: 17/387 Assessed To: Pierce Franklin

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 20th day of October, 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 137894 (8-27,9-3,9-10)

**PUBLICATION DIVORCE CITATION BY PUBLICATION 2019-89470**

JARR, ALIE-WALIE SERRAY Plaintiff v. KABBA, ALIMATU FATIM Defendant

**In The 312th Judicial District Court Of Harris County, Texas The State of Texas, County of Harris**

To: Kabba, Alimatu Fatim, whose residence and whereabouts are unknown.

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the Clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 20 days after you were served this citation and First Amended Original Petition for Divorce a default judgment may be taken against you. The petition of Jarr, Alie-Walie Serray, Petitioner, was filed in the 312th Court of Harris County, Texas, on the 10th day of June, 2020 against, Kabba, Alimatu Fatim, Respondent, numbered 2019-89470, and entitled “In The Matter of the Marriage of Jarr, Alie-Walie Serray And Kabba, Alimatu Fatim”. The suit Requests Divorce Petition No Children.

The Court has authority in this suit to Enter any judgment or decree dissolving the Marriage and providing for the division of property, which, will be binding on you.

Issued and given under my hand and Seal of said Court at Houston, Texas. This the 20th day of August, 2020, Newspaper: THE PRINCE GEORGE'S POST, INC.

Issued at request of Edward C. Burwell, 5151 Katy Freeway, Suite 140, Houston, Texas 77007, Bar No#00790402 00790402. (Seal) Marilyn Burgess, District Clerk Harris County, Texas, By Deputy Lonya Porter

137954 (8-27)

**ORDER OF PUBLICATION**

JRIS, LLC 41300 LAVENDER BREEZE CIRCLE ALDIE, VA 20105

THE ESTATE OF LORA A BOWERS 8546 COLTRANE COURT ELLICOTT CITY, MD 21043

and PRINCE GEORGE'S COUNTY

SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE UPPER MARLBORO, MD 20772

And 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.

Property Address: 9301 Good Luck Road, Lanham, MD 20706 Account Number: 20 2247880 Description: Telegraph Rd 1.2200 Acres & Imps. Map 035 Grid D4 Par 076 Assmt: \$111,100 Liber/Folio: 17/387 Assessed To: Pierce Franklin

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-07781**

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 Vansville, 1st Election District, 2,520.0000 Sq. Ft., Beltsville Heights, Lot 18, Blk PP, Assmt \$200 Tax Account Number 01 0005850, Rinard Ave, Beltsville, MD 20705, and assessed to Bowers, Lora E.

It is thereupon this 17th day of August, 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 20th day of October, 2020, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff 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 137894 (8-27,9-3,9-10)

**LEGALS**

Edwin G. Fee, Jr., Esquire Whiteford, Taylor & Preston L.L.P. Towson Commons, Suite 300 One West Pennsylvania Avenue Towson, MD 21204-5025 410-832-2000

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LANSDALE GHISELIN SASSCER, JR.

Notice is given that Rebecca Mackall Sasser Henderson, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Preston L.L.P., One West Pennsylvania Avenue, Suite 300, Towson, MD 21204-5025, was on June 19, 2020 appointed Personal Representative of the estate of Lansdale Ghiselin Sasser, Jr. who died on April 13, 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 19th day of December, 2020.

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## LEGALS

## ORDER OF PUBLICATION

Paradise Point LLC  
v. Plaintiff,

Oxon Hill Holdings LLC, and  
Tucker Family LLC, and  
F&N Enterprises LLC, and  
Potomac Investment Enterprises,  
LLC, and

Prince George's County, Maryland  
and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

546 Wilson Bridge Dr, Oxon Hill 20745-0000  
CONDO UNIT: 6747 A-1  
also known as Acct Number 12-1318500,  
Defendants.

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

Case No. CAE 20-11293

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

546 WILSON BRIDGE DR OXON HILL 20745-0000  
CONDO UNIT: 6747 A-1  
also known as Account Number: 12-1318500

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 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 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 6th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137780 (8-13,8-20,8-27)

## ORDER OF PUBLICATION

Paradise Point LLC  
v. Plaintiff,

Oxon Hill Holdings LLC, and  
Tucker Family LLC, and  
F&N Enterprises LLC, and  
Potomac Investment Enterprises,  
LLC, and

Prince George's County, Maryland  
and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

552 Wilson Bridge Dr, Oxon Hill 20745-0000  
CONDO UNIT: 6753 A-2  
also known as Acct Number 12-1318757,  
Defendants.

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

Case No. CAE 20-11292

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

552 WILSON BRIDGE DR OXON HILL 20745-0000  
CONDO UNIT: 6753 A-2  
also known as Account Number: 12-1318757

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 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 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 6th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137781 (8-13,8-20,8-27)

## ORDER OF PUBLICATION

Paradise Point LLC  
v. Plaintiff,

Oxon Hill Holdings LLC, and  
Tucker Family LLC, and  
F&N Enterprises LLC, and  
Potomac Investment Enterprises,  
LLC, and

Prince George's County, Maryland  
and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

552 Wilson Bridge Dr, Oxon Hill 20745-0000  
CONDO UNIT: 6753 A-1  
also known as Acct Number 12-1318740,  
Defendants.

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

Case No. CAE 20-11307

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

552 WILSON BRIDGE DR OXON HILL 20745-0000  
CONDO UNIT: 6753 A-1  
also known as Account Number: 12-1318740

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 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 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 6th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137782 (8-13,8-20,8-27)

## ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

vs. Plaintiff

NATION HOME BUYERS, LLC  
GLOVER & ASSOCIATES PROFIT  
INC.  
SHARING PLAN  
GREGORY FIELDS, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, 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 2011674, SEAT PLEASANT 18TH ELECTION DISTRICT; 5750 SQ.FT. & IMPS. SEAT PLEASANT LOT 5 BLK D; ASSMT \$166400 LIB 35584 FL 254; ASSESSED TO NATION HOME BUYERS LLC; KNOWN AS 6109 ADDISON RD CAPITOL HEIGHTS, MD 20743.

Defendants

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

Civil Action No. CAE 20-07786

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 2011674, SEAT PLEASANT 18TH ELECTION DISTRICT; 5750 SQ.FT. & IMPS. SEAT PLEASANT LOT 5 BLK D; ASSMT \$166400 LIB 35584 FL 254; ASSESSED TO NATION HOME BUYERS LLC; KNOWN AS 6109 ADDISON RD CAPITOL HEIGHTS, MD 20743.

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

It is thereupon this 3rd day of August, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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  
137750 (8-13,8-20,8-27)

## ORDER OF PUBLICATION

NEWLINE HOLDINGS LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

vs. Plaintiff

LARRY L STOTLER  
Prince George's County, Maryland

AND

Heirs, 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 348193, PISCATAWAY 5TH ELECTION DISTRICT; 10661 SQ.FT. & IMPS. FORT WASHINGTON ES LOT 9 BLK K; ASSMT \$281700 LIB 05314 FL 926; KNOWN AS 13216 L'ENFANT DR FORT WASHINGTON, MD 20744.

Defendants

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

Civil Action No. CAE 20-07785

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 348193, PISCATAWAY 5TH ELECTION DISTRICT; 10661 SQ.FT. & IMPS. FORT WASHINGTON ES LOT 9 BLK K; ASSMT \$281700 LIB 05314 FL 926; KNOWN AS 13216 L'ENFANT DR FORT WASHINGTON, MD 20744.

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

It is thereupon this 3rd day of August, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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  
137751 (8-13,8-20,8-27)

## LEGALS

## ORDER OF PUBLICATION

FNA DZ, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

vs. Plaintiff

GLADYS A PEARSON  
ALLSTAR MORTGAGE COMPANY  
PATRICK J FLANAGAN, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, 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 0526277, 7308 UNIT C-2; 1,669,000 SQ.FT. & IMPS HOLLY HILL CONDO-; ASSMT \$54,000 LIB 00000 FL 000; UNIT 7308 C; ASSESSED TO PEARSON GLADYS A.; KNOWN AS 7308 DONNELL PL DISTRICT HEIGHTS MD 20747.

Defendants

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

Civil Action No. CAE 20-07789

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 0526277, 7308 UNIT C-2; 1,669,000 SQ.FT. & IMPS HOLLY HILL CONDO-;

## LEGALS

ASSMT \$54,000 LIB 00000 FL 000; UNIT 7308 C; ASSESSED TO PEARSON GLADYS A.; KNOWN AS 7308 DONNELL PL DISTRICT HEIGHTS MD 20747.

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

It is thereupon this 3rd day of August, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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  
137752 (8-13,8-20,8-27)

## LEGALS

## ORDER OF PUBLICATION

FNA DZ, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

vs. Plaintiff

ASHLEY B CHAVIS  
SAXON MORTGAGE INC  
JOHN M MERCER, TRUSTEE  
Prince George's County, Maryland

AND

Heirs, 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 1316090, BLDG 7 UNIT 67 00 B-1; 2,001.0000 SQ.FT. & IMPS WILSON BRIDGE; ASSMT \$54,000 LIB 00000 FL 000; UNIT 6700 B; ASSESSED TO CHAVIS ASHLEY B.; KNOWN AS 501 WILSON BRIDGE DR OXON HILL MD 20745.

Defendants

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

Civil Action No. CAE 20-07787

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 1316090, BLDG 7 UNIT 67 00 B-1; 2,001.0000 SQ.FT. & IMPS WILSON BRIDGE; ASSMT \$54,000 LIB 00000 FL 000; UNIT 6700 B; ASSESSED TO CHAVIS ASHLEY B.; KNOWN AS 501 WILSON BRIDGE DR OXON HILL MD 20745.

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

It is thereupon this 3rd day of August, 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 a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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  
137753 (8-13,8-20,8-27)

File No. 19-PG-JF-1018

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,

vs. Plaintiff

Frederick J. Corder, M.D., and  
Marilyn McPherson-Corder, M.D.,  
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:

3715 Rhode Island Ave  
Brentwood, MD 20722

Legal Description: 6,000 Sq.Ft. & Imps. Cedar Croft Lot 1 Account ID: 17-1862218 Deed Ref.: 10346/602 Assessed to: Corder, Frederick J. M.D. & Marilyn McPherson-Corder, Defendants

In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09843

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 and described as:

3715 Rhode Island Ave  
Brentwood, MD 20722  
Legal Description: 6,000 Sq.Ft. & Imps. Cedar Croft Lot 1 Account ID: 17-1862218 Deed Ref.: 10346/602 Assessed to: Corder, Frederick J. M.D. & Marilyn McPherson-Corder, Defendants

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
137931 (8-27)

## LEGALS

Notice of Publication  
(Minor)

TO: Luis Unknown  
DOB: Unknown.

You are hereby notified that an independent adoption case has been filed in the Circuit Court for Prince George's County, Maryland, Case No. CAA20-11176.

All persons who believe themselves to be the birth father of a female child born on December 16, 2002 in Providence, Rhode Island, to Dina Marilza Rodriguez, DOB: April 19, 1974 and Luis Unknown, DOB: Unknown, shall file a written response.

A copy of the Show Cause Order may be obtained from the Clerk at: Clerk's Office, Civil Domestic Division, Circuit Court for Prince George's County, Maryland, 14735 Main Street, Room D1022, Upper Marlboro, Maryland 20772, 301-952-5206. If you do not file a written objection within thirty (30) days from the date that this Notice is published in a newspaper, you will have agreed to the permanent loss of your parental rights to this child

137921 (8-27)

## NOTICE

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

vs. Plaintiffs

Lashawn Jackson

Defendant

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

CIVIL NO. CAEF 19-08649

ORDERED, this 10th day of August, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5336 Stoney Meadows Drive, District Heights, Maryland 20747 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 10th day of September, 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 10th day of September, 2020, next.

The report states the amount of sale to be \$189,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137838 (8-20,8-27,9-3)

## NOTICE

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

vs. Plaintiffs

Elizabeth R. Vickers

Defendant

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

CIVIL NO. CAEF 19-28439

ORDERED, this 10th day of August, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4901 Gunther Street, Capitol Heights, Maryland 20743 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 10th day of September, 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 10th day of September, 2020, next.

The report states the amount of sale to be \$167,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137839 (8-20,8-27,9-3)

## NOTICE

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.

POLYCARP EBUROOH  
BERNADINE EBUROOH  
11001 Enoch Court  
Upper Marlboro, MD 20774

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-31925

Notice is hereby given this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11001 Enoch Court, 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 10th day of September, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of September, 2020.

The report states the purchase price at the Foreclosure sale to be \$445,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137836 (8-20,8-27,9-3)

**LEGALS**

File No. 19-PG-JF-1001

**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.

Samuel Alexander, III, and  
Willie J. Smith, Jr., and  
Newbridge Community Association, Inc.,  
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:

**910 Cypress Point Cir  
Bowie, MD 20721**

Legal Description: 10,761 Sq. Ft. & Imps. Newbridge Lot 16 Blk C  
Account ID: 13-1509959  
Deed Ref.: 6634/10  
Assessed to: Alexander, Samuel III & Willie J. Smith, Jr.,

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09849**

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 and described as:

**910 Cypress Point Cir  
Bowie, MD 20721**

Legal Description: 10,761 Sq.Ft. & Imps. Newbridge Lot 16 Blk C  
Account ID: 13-1509959  
Deed Ref.: 6634/10  
Assessed to: Alexander, Samuel III & Willie J. Smith, Jr.,

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 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 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  
137758 (8-13,8-20,8-27)

File No. 19-PG-JF-1012

**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.

Tracy D. Butler, 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:

**3130 Brinkley Road #302  
Temple Hills, MD 20748**

Legal Description: Bldg 9 Unit 302 2,336 Sq.Ft. & Imps. Huntcrest Condominium  
Account ID: 12-1334002  
Deed Ref.: 22375/210  
Assessed to: Butler, Tracy D.,

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09848**

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 and described as:

**3130 Brinkley Road #302  
Temple Hills, MD 20748**

Legal Description: Bldg 9 Unit 302 2,336 Sq.Ft. & Imps. Huntcrest Condominium  
Account ID: 12-1334002  
Deed Ref.: 22375/210  
Assessed to: Butler, Tracy D.

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 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 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  
137759 (8-13,8-20,8-27)

File No. 19-PG-JF-1104

**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.

Gabriel Kebede Seife, and  
Council of Unit Owners of Presidential Towers Condominium, 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 Metzertott Road Unit 315  
Hyattsville, MD 20783**

Legal Description: Unit 315 981 Sq.Ft. & Imps. Presidential Tower  
Account ID: 17-1933712  
Deed Ref.: 32666/366  
Assessed to: Seife, Gabriel Kebede,

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09846**

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 and described as:

**1836 Metzertott Road Unit 315  
Hyattsville, MD 20783**

Legal Description: Unit 315 981 Sq.Ft. & Imps. Presidential Tower  
Account ID: 17-1933712  
Deed Ref.: 32666/366  
Assessed to: Seife, Gabriel Kebede

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 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 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  
137760 (8-13,8-20,8-27)

File No. 19-PG-JF-1113

**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.

Jerry L. Smalls, 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:

**12216 Kings Brook Street  
Bowie, MD 20721**

Legal Description: Plat 45 11,978 Sq.Ft. & Imps. Kettering Lot 35 Blk 68  
Account ID: 07-0774257  
Deed Ref.: 39890/550  
Assessed to: Smalls, Jerry L.,

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09847**

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 and described as:

**12216 Kings Brook Street  
Bowie, MD 20721**

Legal Description: Plat 45 11,978 Sq.Ft. & Imps. Kettering Lot 35 Blk 68  
Account ID: 07-0774257  
Deed Ref.: 39890/550  
Assessed to: Smalls, Jerry L.

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 3rd day of August, 2020, by the Circuit Court for

**LEGALS**

File No. 19-PG-JF-1102

**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.

Gabriel Seife, and  
Council of Unit Owners of Presidential Towers Condominium, 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 Metzertott Road Unit 1127  
Hyattsville, MD 20783**

Legal Description: Unit 1127, 981 Sq.Ft. & Imps. Presidential Tower  
Account ID: 17-1935774  
Deed Ref.: 33292/454  
Assessed to: Seife, Gabriel,

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case Number: CAE 20-09844**

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 and described as:

**1836 Metzertott Road Unit 1127  
Hyattsville, MD 20783**

Legal Description: Unit 1127, 981 Sq.Ft. & Imps. Presidential Tower  
Account ID: 17-1935774  
Deed Ref.: 33292/454  
Assessed to: Seife, Gabriel

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 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 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  
137763 (8-13,8-20,8-27)

**NOTICE**

IN THE MATTER OF:  
**Ilhan-David Fofana Zemogo**

FOR THE CHANGE OF  
NAME TO:  
**David-Ilhan Keita Zemogo**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-12908**

A petition has been filed to change the name of (Minor Child(ren)) Ilhan-David Fofana Zemogo to David-Ilhan Keita Zemogo.

The latest day by which an objection to the petition may be filed is September 21, 2020.

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

137927 (8-27)

**LEGALS**

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2007	Toyota	Camry	4T1BE46K67U034047
2011	Nissan	Rogue	JN8AS5MV1BW668833
1999	Honda	Accord	1HGCG5551XA152207
<u>137923</u>			(8-27)

**PUBLIC NOTICE  
DATE MONDAY AUGUST 17, 2020**

**REAL ESTATE ADVISORY SERVICES-RFP 2020-REAS**

Revenue Authority of Prince George's County is seeking qualified companies to provide Real Estate Advisory Services. Complete instructions are contained in the Request for Proposal available online at <http://pgebid.co.pg.md.us/ebid/>. Any questions concerning this proposal should be directed to [REdevelopment@co.pg.md.us](mailto:REdevelopment@co.pg.md.us)

137926 (8-27)

**LEGALS**

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

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

**7401 JAFFREY RD.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 18, 1996, recorded in Liber 11215, Folio 740 among the Land Records of Prince George's County, MD, with an original principal balance of \$131,377.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$16,000 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. 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. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 143727-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137872 (8-20,8-27,9-3)

**LEGALS**

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

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

**4606 MARIE ST.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2005, recorded in Liber 24021, Folio 644 among the Land Records of Prince George's County, MD, with an original principal balance of \$380,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 15, 2020 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 332748-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137920 (8-27,9-3,9-10)



**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**

**13018 INGLESIDE DR.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23988, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 1, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 101090-3)

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  
www.alexcooper.com

137802 (8-13,8-20,8-27)

**LEGALS**

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

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

**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

**SEPTEMBER 1, 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 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  
www.alexcooper.com

137803 (8-13,8-20,8-27)

**LEGALS**

**ORDER OF PUBLICATION**

James Schneider  
C/o The Law Offices of  
Stefan B. Ades, LLC  
305 Washington Ave, Suite 401  
Towson, MD 21204

Plaintiff

vs.

COMMERCIAL AND RES ECNMC  
DEV INC, and

Prince George's County, Maryland  
and

All unknown owners of the property described below; all 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 leasehold or fee simple in the property and premises situate, described as:

District 12 of Prince George's, described as follows: Account No. 1335694; known as UNKNOW. Street address of Palmer Rd.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No.  
CAE 20-09850**

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have expired, and more than two (2) months from the date that the first of the two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 3rd day of August, 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 which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 28th day of August, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 6th day of October, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137754 (8-13,8-20,8-27)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL SPECIAL SESSION  
MONDAY, AUGUST 17, 2020**

**CHARTER AMENDMENT RESOLUTION CA-21-01-02**

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the Mayor shall appoint the City Treasurer, the City Clerk, the Chief of Police and all other department and agency heads; providing that all such officials and department and agency heads shall serve at the pleasure of the Mayor; providing that the Chief Operating Officer shall be appointed by the Mayor, and serve at the pleasure of the Mayor; providing that the Chief Operating Officer shall have the power to hire City employees, who shall serve at the pleasure of the Chief Operating Officer; providing that there shall be a Chief of Staff for the Mayor who is appointed by the Mayor and serve at the pleasure of the Mayor; providing that the Chief of Staff shall supervise all appointed officials and assist the Mayor in execution of his or her duties under the Charter; and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on October 13, 2020, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before October 2nd, 2020. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least October 13, 2020.

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

Seat Pleasant Annex Building  
1802 Brightseat Rd  
Landover, Maryland 20785

137925 (8-27,9-3,9-10,9-17)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL SPECIAL SESSION  
WEDNESDAY, AUGUST 12, 2020**

**RESOLUTION R-21-07**

A RESOLUTION concerning the Appointment of Jeannelle B. Wallace as the Interim Chief Operating Officer and Devan A. Martin as the Interim Deputy Chief Operating Officer for the City of Seat Pleasant.

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

City Hall  
6011 Addison Rd  
Seat Pleasant, Maryland 20743-2125

137924 (8-27,9-3)

**LAW OFFICE OF**

JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 700  
Washington, D.C. 20015

File: 2019-09365-1720

**ORDER OF PUBLICATION**

TERRI HUMPHRIES

vs.

Gene L. Harden, Truman Capital Mortgage Loan Trust 2005-1, Prince George's County, Maryland and All unknown owners of the property described below; all 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 with Account No. 2008597; situate in District 18 of Prince George's County, Maryland, known as 6009 Kano St., Capitol Heights, MD 20743 and described as 5,250.0000 Sq.Ft. & Imps. Jefferson Heights Lot 8 Blk D on the Tax Roll of the Director of Finance,

Plaintiff

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
Civil Action No. CAE 20-09795  
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 3rd day of August, 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) consecutive weeks, on or before the 28th day of August, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 6th day of October, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137755 (8-13,8-20,8-27)

**LEGALS**

**ORDER OF PUBLICATION**

LEO BRUSO

v.

PETER E. KEVORKIAN, PRINCE  
GEORGE'S COUNTY, MD,

and

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:

Piscataway, 5th Election District of Prince George's County, MD, 3,4700 Acres, Assmt \$22,500 Map 160 Grid C1 Par 060 Lib 06920 Fl 700 and assessed to Kevorkian Peter E. under Account Number 0294181, having a street address of 000000 Marshall Hall Rd, Accokeek, MD 20607.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 20-11322**

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:

3,4700 Acres, Assmt \$22,500 Map 160 Grid C1 Par 060 Lib 06920 Fl 700 and assessed to Kevorkian Peter E. under Account Number 0294181, being in the Piscataway, 5th Election District of Prince George's County and having a street address of 000000 Marshall Hall Rd, Accokeek, MD 20607.

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 have expired.

It is thereupon this 3rd day of August, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 6th day of October, 2020 and redeem the property known as 000000 Marshall Hall Rd, Accokeek, MD 20607 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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  
137756 (8-13,8-20,8-27)

**LEGALS**

**ORDER OF POSTING**

Paradise Point LLC  
v.

Oxon Hill Holdings LLC, et al.,  
Defendants.

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

**Case No. CAE 20-11297**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following Property situated and lying in Prince George's County, Maryland, described as 536 WILSON BRIDGE DR OXON HILL 20745-0000 CONDO UNIT: 6737 A-2 and also known as Account Number 12-1318112

The Complaint states, among other things, that the amounts for redemption have not been paid, although more than six (6) months and one (1) day from the date of sale has expired. Pursuant to Maryland Rule 14-503(c) the Plaintiff shall cause this Notice to be posted in a conspicuous place on the property described as:

**536 WILSON BRIDGE DR OXON HILL 20745-0000 CONDO UNIT: 6737 A-2 and also known as Account Number: 12-1318112.**

**IT IS THEREUPON**, this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland:

ORDERED that notice be posted on the property before the 28th day of August, 2020, warning all persons interested in the said property to be and appear in this Court by the 6th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Judgment will be rendered 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  
137777 (8-13,8-20,8-27)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

Suzanne Smith  
1108 Ellingwood Dr.  
Accokeek, MD 20607

Comptroller of Maryland  
Compliance Division - Annapolis  
Maryland  
110 Carroll St.  
Annapolis, MD 21411

U.S. Attorney General, Room 4400  
950 Pennsylvania Ave. NW  
Washington, DC 20530-0001

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo, MD 20774

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 20-11309**

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:

"PT Par 116 Rw 5-91-503 (.04ac Dfr rds PG Co 2006) 41,402.0000 Sq. Ft. Assmt \$ 63,700 Map 144 Grid B2 Par 116 Lib 36537 Fl 179 and assessed to Smith Suzanne." The property address is: 6101 Floral Park Rd. Brandywine, MD 20613

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

It is thereupon this 3rd day of August, 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 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 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  
137766 (8-13,8-20,8-27)

**NOTICE - ALTERNATIVE SERVICE (Md. Rules 2-121, 2-122)**

YESENIA CAROLINA CAMPOS-GOMEZ,  
(Confidential address)  
Plaintiff,

v.

ILSON WILFREDO TEVEZ-QUINTANILLA,  
(Unknown address)  
Defendant.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAD 19-20835**

Yesenia Carolina Campos Gomez, PLAINTIFF, has filed a complaint entitle, Complaint for Sole and Legal Physical Custody, in which she is asking the court to grant custody of her minor daughter.

The Circuit Court for Prince George's County may grant that relief unless Ison Wilfredo Tevez-Quintanilla, above-named DEFENDANT, can show reason why the court should not be granted the relief. Ison Wilfredo Tevez Quintanilla must file a response to the complaint on or before the 14th day of September, 2020.

If Ison Wilfredo Tevez Quintanilla fails to respond within the time allowed, the court may enter a judgement by default or grant the relief sought, as long as a copy of this Notice is:

Published in a newspaper of general circulation, "The Prince George's Post", in this county at least once a week for three (3) consecutive weeks on or before the 3rd day of September, 2020.

After the time period has passed, the PLAINTIFF may ask the court for a default judgement or to move forward with her case.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137834 (8-20,8-27,9-3)



**LEGALS**

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

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

**57 WATKINS PARK DR., UNIT # 29  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated January 4, 2008, recorded in Liber 29193, Folio 261 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 29 in Block 23, "Kettering 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 173614-3)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137860 (8-20,8-27,9-3)

**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**

**9105 25TH AVE.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2005, recorded in Liber 23853, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:08 AM**

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

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

Terms of Sale: A deposit of \$29,000 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 329576-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137863 (8-20,8-27,9-3)

**LEGALS**

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

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

**7716 BLUE POINT AVE.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated March 30, 2001, recorded in Liber 14539, Folio 12 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$36,000 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 323481-2)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137861 (8-20,8-27,9-3)

**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 WILSON BRIDGE DR., APT. # C-2  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated May 15, 2006, recorded in Liber 26354, Folio 608 among the Land Records of Prince George's County, MD, with an original principal balance of \$157,225.00, 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

**SEPTEMBER 9, 2020 AT 11:09 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 6713-C-2 in building numbered eleven (11) in the subdivision known as "Wilson Bridge 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 \$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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 331523-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137864 (8-20,8-27,9-3)

**LEGALS**

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

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

**7705 24TH AVE.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 349505-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137862 (8-20,8-27,9-3)

**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**

**5201 STONEY MEADOW DR.  
A/R/T/A 5201 STONEY MEADOWS DR.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2007, recorded in Liber 42609, Folio 70 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,998.95, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**SEPTEMBER 9, 2020 AT 11:10 AM**

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 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. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 331757-1)

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

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

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

137865 (8-20,8-27,9-3)



The  
 Prince  
 George's  
 Post  
 Newspaper  
 Call  
 301-627-0900  
 or  
 Fax  
 301-627-6260  
 Have  
 a  
 Very  
 Safe  
 Weekend

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

WEDNESDAY, SEPTEMBER 9, 2020  
 VIRTUAL MEETING  
 VIEW USING THE LINK PROVIDED AT:  
[HTTPS://PGCCOUNCIL.US/LIVE](https://pgccouncil.us/live)  
 1:00 P.M.

Notice is hereby given that on Wednesday, September 9, 2020, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CB-025-2020 - AN ACT CONCERNING PERSONNEL BOARD** for the purpose of amending the compensation rates for the Prince George's County Personnel Board.

**CB-039-2020 (DR-2) - AN ORDINANCE CONCERNING C-S-C ZONE** for the purpose of permitting Vehicle or camping trailer storage yard uses by Special Exception in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain specified circumstances.

**CB-040-2020 (DR-2) - AN ORDINANCE CONCERNING EATING OR DRINKING ESTABLISHMENTS** for the purpose of permitting eating or drinking establishments, excluding drive through service in the R-E (Residential-Estate) Zone, under certain circumstances.

**CB-041-2020 - AN ORDINANCE CONCERNING R-R ZONE--LOT COVERAGE REGULATIONS** for the purpose of amending the Lot Coverage Regulations in the (R-R) Rural Residential Zone of Prince George's County, under certain circumstances.

**CB-052-2020 - AN EMERGENCY ACT CONCERNING TO REINSTATE THE DEFINITION OF TENANT PRIOR TO THE ADOPTION OF CB-16-2020, WHICH PROHIBITED CERTAIN ACTS DURING THE COVID-19 PUBLIC HEALTH CRISIS** for the purpose of amending the Landlord-Tenant Code to reinstate the definition of tenant in effect prior to the adoption of CB-16-2020.

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 Todd M. Turner, Council Chair

ATTEST:  
 Donna J. Brown  
 Clerk of the Council

137922 (8-27,9-3)

**LEGALS**

**NEW CARROLLTON  
 CHARTER AMENDMENT RESOLUTION 20-04**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-04 to authorize the City Council to recognize and engage in Collective Bargaining for non-managerial sworn police officers of the City of New Carrollton Police Department (the "Resolution") on August 19, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows:

**CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 "GOVERNMENT OF THE CITY," SUBSECTION D "COUNCIL: POWERS AND DUTIES" TO AUTHORIZE THE CITY COUNCIL TO RECOGNIZE AND ENGAGE IN COLLECTIVE BARGAINING FOR NON-MANAGERIAL SWORN POLICE OFFICERS OF THE CITY OF NEW CARROLLTON POLICE DEPARTMENT**

The Resolution will become effective on Thursday, October 8, 2020, subject to the provision of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before Monday, September 28, 2020. The Resolution shall be posted and available for inspection through September 28, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-04 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov).

The New Carrollton Charter Amendment Resolution 20-04 is also posted on the City of New Carrollton website: [newcarrolltonmd.gov/government/ordinances-and-resolutions](http://newcarrolltonmd.gov/government/ordinances-and-resolutions).

The City Council of New Carrollton  
 137942 (8-27,9-3,9-10,9-17)

*The Prince George's  
 Post Newspaper*

Call: 301-627-0900 | Fax: 301-627-6260

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
 Monica Maureen Moore

FOR THE CHANGE OF  
 NAME TO:  
 Monica Maureen Morgan-Moore

In the Circuit Court for  
 Prince George's County, Maryland  
 Case No. CAE 20-14280

A petition has been filed to change the name of Monica Maureen Moore to Monica Maureen Morgan-Moore.

The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 137929 (8-27)

**NOTICE**

IN THE MATTER OF:  
 Remarco Darshard Marshall

FOR THE CHANGE OF  
 NAME TO:  
 Remarco Darshard Neal

In the Circuit Court for  
 Prince George's County, Maryland  
 Case No. CAE 20-14183

A petition has been filed to change the name of Remarco Darshard Marshall to Remarco Darshard Neal.

The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 137930 (8-27)

**LEGALS**

COHN, GOLDBERG & DEUTSCH, LLC  
 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 **SEPTEMBER 15, 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](http://www.mid-atlanticauctioneers.com)

137892 (8-27,9-3,9-10)

**LEGALS**

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

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

5796 CARLYLE STREET  
 CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Walter Gould, dated June 29, 2007, and recorded in Liber 29297 at folio 049 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

**SEPTEMBER 15, 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 \$5,000.00 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 # 19-601909)

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

137893 (8-27,9-3,9-10)



## LEGALS

**COHN, GOLDBERG & DEUTSCH, LLC**  
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 **SEPTEMBER 8, 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

137813 (8-20,8-27-9-3)

## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8510 MADISON STREET  
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Cordiela V. Maycole, dated July 20, 2007 and recorded in Liber 29698, Folio 647 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$45,000.00, and an original interest rate of 5.490%, 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 **SEPTEMBER 8, 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 \$5,500.00 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 one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

137814 (8-20,8-27-9-3)

## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15210 ALAN DRIVE  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Eric Clark and Karen Clark, dated November 10, 2006 and recorded in Liber 26937, Folio 437 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$241,875.00, 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 **SEPTEMBER 8, 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 \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

137815 (8-20,8-27-9-3)

## LEGALS

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

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

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

You must reclaim these vehicles by: **09/10/2020**

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

2005 NISSAN	ALTIMA	1N4AL11D05N429075
2006 NISSAN	ALTIMA	1N4AL11D16C130725

### CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 Phone: 301-773-7670

1989 MERCEDES BENZ	240D	WDB AB23A4DB368074
1997 MERCEDES BENZ	300 MD 7CL7295	WDBJF20FXVA369144
2002 HONDA	ACCORD	1HGCG32522A037813
1995 BUICK	CENTURY	1G4AG55M1S6489321
2003 MITSUBISHI	GALANT	4A3AA46G03E043898
2000 LINCOLN	NAVIGATOR	5LMFU28A8YL25564
2019 FORD	FUSION	3FA6P0HD8KR219200

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

2010 TAOTAO	TAOTAO	L5NTCBPA6A1801368
2006 INFINITI	M45 MD 6BN7933	JNKBY01EX6M202209
2010 DODGE	JOURNEY	3D4PG5FV6AT156626
2003 CHRYSLER	SEBRING DC FP7847	4C3AG52H43E076587

### MCDONALD'S TOWING 2917 52ND AVE HYATTSVILLE MD 20781 301-864-4133

2010 FORD	TRANSIT CONNECT	NM0LS7AN5AT027055
2010 FORD	TRANSIT CONNECT	NM0LS7AN8AT019595

137953 (8-27)

Ralph W. Powers, Jr.  
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  
**WILLIAM FRANCIS BUCK, JR.**

Notice is given that Theresa Beall, whose address is 17 Paddock Drive, Bernville, PA 19506, was on July 31, 2020 appointed Personal Representative of the estate of William Francis Buck, Jr., who died on April 27, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 31st day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

HERESA BEALL  
Personal Representative

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

Estate No. 117134  
137887 (8-20,8-27-9-3)

Ned S. Kodeck, Esquire  
8 Reservoir Circle Suite 203  
Baltimore, MD 21208  
410-486-4774

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM D. STEWART**

Notice is given that Edward C. Stewart, whose address is 2301 Parkview Drive NE, Tacoma, WA 98422, was on July 9, 2020 appointed Personal Representative of the estate of William D. Stewart, who died on May 10, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 9th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

EDWARD C. STEWART  
Personal Representative

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

Estate No. 117235  
137888 (8-20,8-27-9-3)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ZULMA ENID AYENDEZ-REAMY**

Notice is given that Nitzza E Ayendez, whose address is 2022 Ravenswood Street, Hyattsville, MD 20782, and Kristina M Bryant whose address is 2022 Ravenswood Street, Hyattsville, MD 20782, was on August 3, 2020 appointed co-personal representatives of the small estate of Zulma Enid Ayendez-Reamy who died on March 30, 2020 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

NITZA E AYENDEZ  
KRISTINA M BRYANT  
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. 116861  
137943 (8-27)

L. Paul Jackson, II  
Law Office of  
Shipley & Horne, P.A.  
1101 Mercantile Lane, Suite 240  
Largo, MD 20774  
301-925-1800

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CAMILO A. LINARES  
AKA CAMILO ADELSON  
LINARES NOLASCO**

Notice is given that Necsi Linares, whose address is 8314 28th Ave, Adelphi, MD 20873, was on July 13, 2020 appointed Personal Representative of the estate of Camilo A Linares aka Camilo Adelson Linares Nolasco who died on August 28, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

NECSI LINARES  
Personal Representative

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

Estate No. 114867  
137886 (8-20,8-27-9-3)

**LEGALS**

**ORDER OF PUBLICATION**

ANTHONY DECESARIS  
c/o Hampton Law Group, LLC  
P.O. Box 3654  
Glyndon, MD 21071

PLAINTIFF,

vs.

WOODBURN ESTATES, LLC

and

PRINCE GEORGE'S COUNTY,  
MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as:

000000 Mary Beth Boulevard, Clinton, MD 20735, and described as Plat 6 Parcel C 178,139.0000 Sq.Ft. Woodburn Estates - Blk B Assmt \$17,800 Lib 21528 Fl 117 with account number 09-3828043

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-12935**

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

**Account No.: 09-3828043  
Known as: 000000 Mary Beth Boulevard, Clinton, MD 20735**

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

It is therefore on this 17th day of August, 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 a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 20th day of October, 2020 and 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 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  
137895 (8-27-9-3,9-10)

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  
LEONARD G. SMITH

Notice is given that Eric L. Jones, whose address is 1048 Ridgeway Avenue, Morgantown, WV 26505, was on July 7, 2020 appointed Personal Representative of the estate of Leonard G. Smith who died on April 17, 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 7th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

ERIC L. JONES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117053  
137951 (8-27-9-3,9-10)

**ORDER OF PUBLICATION**

Paradise Point LLC  
v.  
Plaintiff,

Free Gospel Church of the Apostles Doctrine, Inc.  
4703 Marlboro Pike  
Capitol Heights, MD 20743-5213

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

3631 Largo Rd  
Upper Marlboro, MD 20772

also known as Account Number 03-0191916,

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-12106**

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

3631 Largo Rd Upper Marlboro, MD 20772

also known as Account Number: 03-0191916

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 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 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 20th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137912 (8-27-9-3,9-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SANDRA FAYE HARRIS

Notice is given that Andrea McKnight, whose address is 522 West 148th Street, Apt 1C, New York City, NY 10031, was on July 20, 2020 appointed Personal Representative of the estate of Sandra Faye Harris, who died on April 10, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

ANDREA MCKNIGHT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 116998  
137952 (8-27-9-3,9-10)

**ORDER OF PUBLICATION**

LEO BRUSO  
v.  
Plaintiff

PRIME TOURS & TRAVEL, INC.,  
MICHAEL J. SHELTON, ALLEN D. LORD, STATE OF MARYLAND,  
PRINCE GEORGE'S COUNTY, MD,  
and

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:

Oxon Hill, 12th Election District of Prince George's County, MD, 33,846.0000 Sq. Ft., Assmt \$62,900 Map 096 Grid C4 Par 268 Lib 12272 Fl 001 and assessed to Prime Tours & Travel, Inc. under Account Number 1265776, having a street address of 6413 St. Barnabas Rd., Oxon Hill, MD 20745.

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-12097**

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:

33,846.0000 Sq. Ft., Assmt \$62,900 Map 096 Grid C4 Par 268 Lib 12272 Fl 001 and assessed to Prime Tours & Travel, Inc. under Account Number 1265776, being in the Oxon Hill, 12th Election District of Prince George's County and having a street address of 6413 St. Barnabas Rd., Oxon Hill, MD 20745.

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 have expired.

It is thereupon this 17th day of August, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 20th day of October, 2020 and redeem the property known as 6413 St. Barnabas Rd., Oxon Hill, MD 20745 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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  
137901 (8-27-9-3,9-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
NATHANIEL H KELSO

Notice is given that Charles E Flowers, whose address is 119 Ridge Road SE, Apt 12, Washington, DC 20019, was on August 14, 2020 appointed personal representative of the small estate of Nathaniel H Kelso, who died on May 12, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

CHARLES E FLOWERS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117696  
137948 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

LEO BRUSO  
v.  
Plaintiff

DANIEL YEBILA PEFOK,  
OMOLOLA PEFOK, JAMES E. PLACK, JOHN M. WRIGHT, CONGRESSIONAL BANK AND PRINCE GEORGE'S COUNTY, MD,  
and

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:

Bowie, 14th Election District of Prince George's County, MD, 4,320 Acres, Assmt \$111,100 Map 029 Grid E1 Par 017 Lib 00000 Fl 000 and assessed to Pefok Daniel Y & Omolola under Account Number 1622265, having a street address of 000000 Jericho Park Rd., Bowie, MD 20715

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-11761**

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:

4,320 Acres, Assmt \$111,100 Map 029 Grid E1 Par 017 Lib 00000 Fl 000 and assessed to Pefok Daniel Y & Omolola under Account Number 1622265, being in the Bowie, 14th Election District of Prince George's County and having a street address of 000000 Jericho Park Rd., Bowie, MD 20715.

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 have expired.

It is thereupon this 17th day of August, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 20th day of October, 2020 and redeem the property known as 000000 Jericho Park Rd., Bowie, MD 20715 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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  
137902 (8-27-9-3,9-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BEVERLY E MILLIGAN

Notice is given that Robert Y Clagett whose address is 14804 Pratt Street Suite 201, Upper Marlboro, MD 20772, was on August 18, 2020 appointed personal representative of the small estate of Beverly E Milligan who died on August 26, 2015 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

ROBERT Y CLAGETT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 101149  
137944 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

NEWLINE HOLDINGS LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE FOR GOLDMAN SACHS -GSAMP 2005-HE4 NOVASTAR MORTGAGE, INC. DEUTSCHE BANK TRUST COMPANY AMERICAS  
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 108019, BLADENSBURG 2ND ELECTION DISTRICT; 6084.0000 SQ.FT. & IMPS. WOODLAWN HEIGHTS LOT 17 BLK K; ASSMT \$192900 LIB 30590 FL 375; AND ASSESSED TO GOLDMAN SACHS GSAMP 2005-HE4; KNOWN AS 6605 STOCKTON LN HYATTSVILLE MD 20784.

Defendants

**In the Circuit Court for Prince George's County, Maryland Civil Division CAE 20-09794**

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 108019, BLADENSBURG 2ND ELECTION DISTRICT; 6084.0000 SQ.FT. & IMPS. WOODLAWN HEIGHTS LOT 17 BLK K; ASSMT \$192900 LIB 30590 FL 375; AND ASSESSED TO GOLDMAN SACHS GSAMP 2005-HE4; KNOWN AS 6605 STOCKTON LN HYATTSVILLE MD 20784.

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

It is thereupon this 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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  
137903 (8-27-9-3,9-10)

Lesley A. Moss, Esq.  
1101 Wootton Parkway, Suite 500  
Rockville, MD 20852  
301-652-8600

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DELORES HENDERSON  
AKA DELORES PEACHES  
HENDERSON

Notice is given that Kimberlee Williams, whose address is 117 Waltman Place NE, Washington, DC 20011, was on August 6, 2020 appointed Personal Representative of the estate of Delores Henderson aka Delores Peaches Henderson, who died on June 1, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of February, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

KIMBERLEE 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. 117540  
137809 (8-13,8-20,8-27)

**NOTICE**

IN THE MATTER OF:  
**Tosin Olubunmi Olujobi**

FOR THE CHANGE OF  
NAME TO:  
**Remy Tosin Olatunde**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14381**

A petition has been filed to change the name of Tosin Olubunmi Olujobi to Remy Tosin Olatunde. The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137935 (8-27)

**NOTICE**

IN THE MATTER OF:  
**Herbert Wells**

FOR THE CHANGE OF  
NAME TO:  
**William Herbert Wells**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14427**

A petition has been filed to change the name of Herbert Wells to William Herbert Wells. The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137936 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

Danielle Foster-Love  
1815 Campbell Dr.  
Suitland, MD 20746

Bank of America  
900 West Track Street  
Gateway Village 3rd Floor  
Charlotte, NC 28255

PRLAP Inc. (Trustee securing BofA)  
c/o Henrietta Harrellson  
150 North College Street  
NC 18-028-17-06  
Charlotte, NC 28255

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo MD 20774

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 REPRESENTAT



**LEGALS**

**ORDER OF PUBLICATION**

JORGE MENACHO  
C/O KMA LAW OFFICE  
540 RITCHIE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

PLAINTIFF

V.

YU HUA WANG  
708 62ND AVE.  
FAIRMOUNT 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:)

708 62ND AVE.  
FAIRMOUNT 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:

708 62ND AVE.  
FAIRMOUNT HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
CAE 20-07720

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:

All that property in Prince George's County described as: Lots 45.46.47 9, 375,000 Sq. Ft. & Imps Fairmount Heights Blk EYE Assmt \$62,100 Lib 15390 FL 406, tax account no.: 18-2034809 and assessed to Wang Yu H.

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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.

WASHINGTON, DC 20009

AND

ELLEN B. CARRINGTON  
2455 ST. ANDRES PL.  
LOS ANGELES, CA 90018

AND

RICHARD B. BROWN  
4421 RENA RD., #13  
FORESTVILLE, MD 20746

AND

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

7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

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:

7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
CAE 20-12100

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:

All that property in Prince George's County described as: 1,000 Acres. Assmt \$75,000 Map 110 Grid F2 Par 014 Lib 00116 Fl 329 and assessed to Brown Elizabeth S.

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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  
137905 (8-27,9-3,9-10)

**ORDER OF PUBLICATION**

KAREN A. SPARKS  
C/O KMA LAW OFFICE  
540 RITCHIE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

PLAINTIFF

V.

FRANK BROWN

SERVE ON: FRANK BROWN  
7618 DEVILLE COURT  
UPPER MARLBORO, MD 20772

SERVE ON: FRANK BROWN  
c/o PAUL CARTER  
PO BOX 40051  
WASHINGTON, DC 20016-0051

AND

ELIZABETH S. BROWN

SERVE AT: 7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

SERVE ON: c/o PAUL CARTER  
PO BOX 40051  
WASHINGTON, DC 20016-0051

AND

JOSEPH BROWN  
7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

AND

JAMES EDWARD BROWN  
8200 BELLEFONTE LANE  
CLINTON, MD 20735

AND

CORA C. BROWN  
7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

AND

EMMA MARIE GROSS  
8200 BELLEFONTE LANE  
CLINTON, MD 20735

AND

CLARA L. CARTER  
1845 HARVARD ST. N.W.

**LEGALS**

**ORDER OF PUBLICATION**

ALFRED WALSH  
C/O KMA LAW OFFICE  
540 RITCHIE HIGHWAY, STE 201  
SEVERNA PARK, MARYLAND  
21146

PLAINTIFF

V.

UNIQUE AND MODERN HOMES LIMITED LIABILITY COMPANY

SERVE ON: NANCY IGLESIAS, RESIDENT AGENT  
11420 SPUR WHEEL LANE  
POTOMAC, MD 20854

AND

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

9020 DARCY ROAD  
UPPER MARLBORO, MD 20774

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:

9020 DARCY ROAD  
UPPER MARLBORO, MD 20774

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
CAE 20-07694

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:

All that property in Prince George's County described as: 47,551.0000 Sq.Ft. & Imps. Little Washington Lot 1 Blk A Assmt \$146,166 Lib 40446 FL 357, tax account 15-1777754 and assessed to Unique And Modern Homes 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 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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  
137907 (8-27,9-3,9-10)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Patricia Bull**

FOR THE CHANGE OF NAME TO:  
**Patricia Ann Bulls**

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-14398

A petition has been filed to change the name of Patricia Bull to Patricia Ann Bulls.  
The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137937 (8-27)

**NOTICE**

IN THE MATTER OF:  
**Toni Lorraine Harris**

FOR THE CHANGE OF NAME TO:  
**Toni Lorraine Thornhill**

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-14424

A petition has been filed to change the name of Toni Lorraine Harris to Toni Lorraine Thornhill.  
The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137938 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

PINKNEY LEWIS D  
c/o Melagros Leon  
31 Barbara Court  
Iselin, NJ 08830-2803

GLORIA JETER  
f/k/a Gloria Scott  
7512 Castle Rock Dr  
Clinton, MD 20735

ARNOLD JETER  
(Personal Representative of Gloria Scott Jeter)  
31 Barbara Court  
Iselin, NJ 08830-2803

DAVID GWYN  
14714 Main Street  
Upper Marlboro, MD 20772

The Office of Finance of Prince George's County, Maryland  
Steven McGibbon,  
Director of Finance  
Wayne K. Curry Administration Building  
1301 McCormick Drive Suite 100  
Largo MD 20774

Prince George's County 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 20-07704

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:

"3.1800 Acres.  
Assmt 88,000  
Map 146 Grid B3 Par 097  
Lib 05021 Fl 251  
And Assessed to Pinkney Lewis D and Gloria P. Scott"

The Property address is North Keys Blvd., Brandywine, MD 20613.

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

It is thereupon this 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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  
137908 (8-27,9-3,9-10)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Gysai Khaleei Clemons**

FOR THE CHANGE OF NAME TO:  
**Gyasi Khaleel Clemons**

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-14567

A petition has been filed to change the name of Gysai Khaleei Clemons to Gyasi Khaleel Clemons.  
The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137940 (8-27)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

GLADYS PHARR  
10504 North Keys Rd.  
Brandywine, MD 20613-8272

NORMAN R. HALL  
(Personal Representative of Gladys Pharr)  
1914 Shamrock Ave.  
Capitol Heights, MD 20743

SUN TRUST BANK  
(Serve: CSC Lawyers Service Company)  
7 Saint Paul St.  
Suite 820  
Baltimore MD 21202

JOVETTA WOOD AND PATRICIA ROBINSON  
41 Rache Dr.  
Nashville, Tennessee 37214

The Office of Finance of Prince George's County, Maryland  
Steven McGibbon,  
Director of Finance  
Wayne K. Curry Administration Building  
1301 McCormick Drive Suite 100  
Largo MD 20774

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 20-07703

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:

"1.4200 Acres.  
Assmt \$ 71,800 Map 146 Grid B4 Par 074  
Lib 32422 Fl 521  
And assessed to Pharr Gladys H Rev Liv Trust"

The Property address is North Keys Rd. Brandywine MD 20613.

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

It is thereupon this 17th day of August, 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 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 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  
137909 (8-27,9-3,9-10)

**NOTICE**

IN THE MATTER OF:  
**Shannon K Wiggins**

FOR THE CHANGE OF NAME TO:  
**David Elijah Wiggins**

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-14707

A petition has been filed to change the name of Shannon K Wiggins to David Elijah Wiggins.  
The latest day by which an objection to the petition may be filed is September 21, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
137941 (8-27)

*The Prince George's Post*

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Prince George's County Since 1932



**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point LLC  
v. Plaintiff,

Moshkelgosha Atta  
6000 SE Crain Hwy  
Upper Marlboro, MD 20772-4108

and

Michael Tagg, VP-Commercial Res-  
olution Officer  
Wesbanco  
1525 Pointer Ridge Place  
Bowie, MD 20716

and

Prince George's County, Maryland  
and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

6000 SE Crain Hwy  
Upper Marlboro, MD 20772-4108  
and also known as Account Num-  
ber 03-0192153,  
Defendants.

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

**Case No. CAE 20-12107**

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

6000 SE Crain Hwy  
Upper Marlboro, MD 20772-4108  
also known as Account Number  
03-0192153

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 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 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 20th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137913 (8-27,9-3,9-10)

Scott D. Futrovsky  
1101 Wootton Parkway  
Suite 500  
Rockville, MD 20852  
301-251-8500

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOWAVA LEGGETT-HARRISON

Notice is given that Kamuzu Saunders, whose address is 7808 Marwood Drive, Clinton, MD 20735, was on March 1, 2019 appointed personal representative of the small estate of Jowava Leggett-Harrison, who died on December 8, 2017 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

KAMUZU SAUNDERS  
Personal Representative

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

Estate No. 112745  
137946 (8-27)

**ORDER OF PUBLICATION**

Paradise Point LLC  
v. Plaintiff,

KR Petroleum LLC  
7614 Marlboro Pike  
District Heights, MD 20747

and

The Columbia Bank  
Serve: John A. Scaldara, Jr. or  
Scott C. Nicholdson, Trustees  
7168 Columbia Gateway Drive  
Columbia, MD 21046

and

Prince George's County, Maryland  
and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

7614 Marlboro Pike  
District Heights, MD 20747  
and also known as Account Num-  
ber 06-0460246,  
Defendants.

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

**Case No. CAE 20-12094**

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

7614 Marlboro Pike  
District Heights, MD 20747  
and also known as Account Num-  
ber 06-0460246

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 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 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 20th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137914 (8-27,9-3,9-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LAVAN BENNETTE  
AKA: LAVAN THOMAS  
BENNETTE JR

Notice is given that Amani Edwards, whose address is 7907 Indian Head Highway, Apt 109, Oxon Hill, MD 20745, was on August 19, 2020 appointed personal representative of the small estate of Lavan Bennette, who died on July 6, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

AMANI EDWARDS  
Personal Representative

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

Estate No. 117771  
137947 (8-27)

**ORDER OF PUBLICATION**

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

vs.

MARTHA THOMAS  
C/o Maurel Allen  
6915 Drylog Street  
Seat Pleasant, MD 20743

and

UNKNOWN OWNER OF PROP-  
ERTY  
14305 St. Thomas Church Road,  
Map 128, Grid E2, Parcel 0058,  
Acct No. 04-0264309

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 14305 St. Thomas Church Road

**In the Circuit Court for  
Prince George's County, Maryland  
CASE NO.: CAE 20-12121**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 14305 St. Thomas Church Road, Upper Marlboro, Account Number 04-0264309 and assessed to Martha Thomas, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

16611 St. Mary's Church Road,  
Upper Marlboro,  
District 04, Map 128, Grid E2,  
Parcel 0058,  
Acct No.: 0264309

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, 14305 St. Thomas Church Road, Upper Marlboro, Account Number 04-0264309, and answer the Complaint 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  
137915 (8-27,9-3,9-10)

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

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GERALD LEE WHOOLERY

Notice is given that Joshua E Zukerberg, whose address is 1190 West Northern Pkwy, Suite 124, Baltimore, MD 21210, was on July 29, 2020 appointed personal representative of the small estate of Gerald Lee Whooley, who died on November 19, 2017 without a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

JOSHUA E ZUKERBERG  
Personal Representative

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

Estate No. 115889  
137945 (8-27)

**LEGALS**

**ORDER OF PUBLICATION**

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

vs.

FRANK RUFF  
2924 Karkenny Court  
Davidsonville, Maryland 21035

and

UNKNOWN OWNER OF PROP-  
ERTY  
16611 St. Mary's Church Road,  
Map 180, Grid E3, Parcel 0039,  
Acct No. 08-0840470

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 16611 St. Mary's Church Road

**In the Circuit Court for  
Prince George's County, Maryland  
CASE NO.: CAE 20-12122**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 16611 St. Mary's Church Road, Aquasco, Account Number 08-0840470 and assessed to Frank Ruff, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

16611 St. Mary's Church Road,  
Aquasco,  
District 08, Map 180, Grid E3,  
Parcel 0039,  
Acct No.: 0840470

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 17th day of August, 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 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, 16611 St. Mary's Church Road, Aquasco, Account Number 08-0840470, and answer the Complaint 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  
137917 (8-27,9-3,9-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KATE ARLENE KISSOON

Notice is given that Kerry Neal, whose address is 7903 Brad Court, Lanham, MD 20706, was on July 30, 2020 appointed Personal Representative of the estate of Kate Arlene Kisson who died on September 27, 2018 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 30th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

KERRY NEAL  
Personal Representative

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

Estate No. 111661  
137950 (8-27,9-3,9-10)

**LEGALS**

Prince Williams, Attorney  
6710A Rockledge Drive, Suite 400  
Bethesda, MD 20817  
240-561-7433

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCES C. ZEIGLER  
AKA FRANCES CARMICHAEL  
ZEIGLER

Notice is given that Curtis Zeigler, whose address is 11218 Keystone Avenue, Clinton, MD 20735, was on July 8, 2020 appointed Personal Representative of the estate of Frances C. Zeigler aka Frances Carmichael Zeigler, who died on March 13, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

CURTIS ZEIGLER  
Personal Representative

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

Estate No. 116910  
137810 (8-13,8-20,8-27)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.  
FRANKLIN TOPASNA  
1120 12th Street  
Laurel, MD 20707

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-37998**

Notice is hereby given this 6th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1120 12th Street, 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 8th day of September, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2020.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137835 (8-20,8-27,9-3)

**NOTICE**

Carrie M. Ward, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees,  
Plaintiffs

vs.  
CHERYL A. FLEMING  
2031 Tinker Drive  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-17677**

Notice is hereby given this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2031 Tinker Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of September, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of September, 2020.

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
137837 (8-20,8-27,9-3)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

**REGULAR SESSION**

**SEPTEMBER 9, 2020**

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

**TRANSFER**

Harshadkumar Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Eastover Wine & Spirits, LLC, t/a Eastover Liquors, 4909 Indian Head Highway, Oxon Hill, 20745, transfer from Eastover Wine & Spirits, LLC, t/a Eastover Liquors, Rajendra R. Patel, President.

Sudhakar Myneni, Member, Juhar Singh, Member, for a Class A, Beer, Wine and Liquor for the use of Kettering Liquors, LLC, t/a Kettering Liquors, 10682 Campus Way South, Upper Marlboro, 20772, transfer from J Triple B.L.L.C., t/a Kettering Liquors, William L. Davis, Member, William W. Miles, Jr., Member, William R. Roberts, Member.

Grace Thume, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Leo Andres, Inc., t/a El Tejano Bar and Grill, 6847 New Hampshire Avenue, Takoma Park, 20912, transfer from Leo Andres, Inc., t/a El Tejano Restaurant and Bar, Samuel Diaz-Molina, President/Secretary/Treasurer.

Baldomero Avalos, Member, for a Class B, Beer, Wine and Liquor for the use of HH&B, Inc., t/a El Charro, 933 Fairlawn Avenue, Laurel, 20707, transfer from Eastover HH&B

**LEGALS**

**ORDER OF PUBLICATION**

FNA DZ, LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

LARITA AVEA BLAKE  
WILMINGTON SAVINGS FUND  
SOCIETY FSB  
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:

paid, although more than six months from the date of sale has expired.

It is thereupon this 10th day of August, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 13th day of October, 2020, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered 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  
137844 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

NEWLINE HOLDINGS LLC  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106

Plaintiff

vs.

ESTATE OF NADINE G FLETCHER  
LEON ARTHUR FLETCHER  
PRINCE GEORGES COMMUNITY  
FEDERAL CREDIT UNION  
CYNTHIA L PRESTANDREA  
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 1859651, CHILLUM 17TH ELECTION DISTRICT; 5,600.0000 SQ.FT. & IMP. HOLLADAY CO ADDN LOT 34 BLK 23; ASSMT \$230067 LIB 04660 FL 376; ASSESSED TO FLETCHER LEON A & NADINE G; KNOWN AS 4311 40H PL BRENTWOOD MD 20722.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Division  
CAE 20-11325**

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 1859651, CHILLUM 17TH ELECTION DISTRICT; 5,600.0000 SQ.FT. & IMP. HOLLADAY CO ADDN LOT 34 BLK 23; ASSMT \$230067 LIB 04660 FL 376; ASSESSED TO FLETCHER LEON A & NADINE G; KNOWN AS 4311 40H PL BRENTWOOD MD 20722.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 10th day of August, 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 4th day of September, 2020, warning all persons interested in the property to appear in this Court by the 13th day of October, 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  
137843 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

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

Plaintiff

JUAN LOPEZ

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY

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: 0 Old Marshall Hall Rd., Accokeek, MD 20607  
Account Number: 05 0321315  
Description: Tract 6 Cactus Hill II Acreage 6.7000 Acres  
Map 150 Grid C2 Par 047  
Assmt: \$29,100  
Liber/Folio: 39304/330  
Assessed To: Lopez Juan

**In the Circuit Court for**

**Prince George's County, Maryland  
CAE 20-11735**

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: 0 Old Marshall Hall Rd., Accokeek, MD 20607  
Account Number: 05 0321315  
Description: Tract 6 Cactus Hill II Acreage 6.7000 Acres  
Map 150 Grid C2 Par 047  
Assmt: \$29,100  
Liber/Folio: 39304/330  
Assessed To: Lopez Juan

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 10th day of August, 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 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 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  
137845 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

GUNTHER DEVELOPMENT, LLC

and

ALLEN D. LORD, BENEFICIARY

and

SUSAN LORD, BENEFICIARY

and

CHERIE L KUHN, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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: 0 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2078699  
Description: Lots 71.72.73. 74  
8,000.0000 Sq.Ft. Gr Capitol Heights Blk 23  
Assmt: \$8,800  
Liber/Folio: 27048/510  
Assessed To: Gunther Development, LLC

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 20-11722**

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: 0 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2078699  
Description: Lots 71.72.73. 74  
8,000.0000 Sq.Ft. Gr Capitol Heights Blk 23  
Assmt: \$8,800  
Liber/Folio: 27048/510  
Assessed To: Gunther Development, 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 10th day of August, 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 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 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  
137848 (8-20,8-27,9-3)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

v.

GUNTHER DEVELOPMENT, LLC

and

ALLEN D. LORD, BENEFICIARY

and

CHERIE L KUHN, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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: 0 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2042232  
Description: Lots 79.80  
4,000.0000 Sq.Ft. Gr Capitol Heights Blk 23

Plaintiff

v.

GUNTHER DEVELOPMENT, LLC

and

ALLEN D. LORD, BENEFICIARY

and

SUSAN LORD, BENEFICIARY

and

CHERIE L KUHN, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

Property Address: 0 Southern Ave, Capitol Heights, MD 20743  
Account Number: 18 2042232  
Description: Lots 79.80  
4,000.0000 Sq.Ft. Gr Capitol Heights Blk 23  
Assmt: \$14,000  
Liber/Folio: 27048/505  
Assessed To: Gunther Development, 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 10th day of August, 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 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 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  
137846 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

CYNTHIA SMITH-IRVING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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: 2514 Ewing Ave, Suitland, MD 20746  
Account Number: 06 3050341  
Description: 21,122.0000 Sq.Ft. Turner Sub Lot 3  
Assmt: \$36,700  
Liber/Folio: 30918/156  
Assessed To: Smith-Irving Cynthia

**In the Circuit Court for  
Prince George's County, Maryland  
CAE 20-11331**

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: 2514 Ewing Ave, Suitland, MD 20746  
Account Number: 06 3050341  
Description: 21,122.0000 Sq.Ft. Turner Sub Lot 3

**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point, LLC  
Plaintiff,

v.

Mattawoman Energy LLC  
c/o Ralph Killian  
Unit 1001  
4100 Spring Valley  
Dallas TX 75244

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 any and all persons having or claiming to have an interest in the property described as:

Cherry Tree Crossing Rd.  
Brandywine MD 20613

also known as Account Number 11-1183003,  
Defendants,

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11740**

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

Cherry Tree Crossing Rd.  
Brandywine MD 20613

also known as Account Number 11-1183003

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 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 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 13th day of October, 2020 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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  
137855 (8-20,8-27,9-3)

**ORDER OF PUBLICATION**

First Baptist Church of Capitol Heights  
Petitioner,

v.

F Troop Limited Partnership, et. al.,  
et. al.  
Defendants,

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-11739**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2021996 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:

Street Address: 6002 Old Central Ave., Capitol Heights, MD 20743

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

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 and redeem the property with parcel Identification Number 18-2021996 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  
137856 (8-20,8-27,9-3)

**The Prince George's Post**

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