

## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9749 52ND AVENUE  
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Ford E. Husk, dated January 7, 2005 and recorded in Liber 22155, Folio 501 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on September 28, 2007 in the Land Records of Prince George's County at Liber No. 28721, Folio 352, with an original principal balance of \$62,000.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 2, 2021 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 \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

138773 (2-11,2-18,2-25)

## LEGALS

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

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

8118 LONDONDERRY COURT  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**MARCH 2, 2021**  
**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 \$31,000.00 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 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

138772 (2-11,2-18,2-25)

## LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1314 RING BILL LOOP  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Leaph Drake, dated November 13, 2006 and recorded in Liber 26784, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 12.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 2, 2021 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to 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

138774 (2-11,2-18,2-25)

## 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	Honda	Accord	1HGCM56337A094994
2003	Buick	Park Avenue	1G4CW54K534138338
138830			(2-11)

### TOWN OF NORTH BRENTWOOD

#### ORDINANCE NO. 2021-01

Introduced by: Councilmember \_\_\_Baynes\_\_\_  
Seconded by: Councilmember \_\_\_Dame\_\_\_  
Date of Introduction: \_\_\_2/1/21\_\_\_

An ordinance adopting and enacting Chapter 152 "Civil Emergencies," of *The Code of The Town of North Brentwood*, as amended, as a regular ordinance, by adopting and inserting said Chapter; providing for the authority and powers of the Mayor and Council of the Town of North Brentwood for the issuance of proclamations and orders in response to civil emergencies and to enact certain criminal penalties for violating such orders and generally relating to civil emergencies.

North Brentwood will hold hearing on February 16, 2021 at 7pm on Charter Amendment 2021-01. A complete copy is available for public review on the town's website: northbrentwood.com.

138824 (2-11,2-18,2-25,3-4)

#### OFFICIAL NOTICE

The City of Seat Pleasant is applying for a loan with the US Dept. of Agriculture Rural Development Agency to pay for increased cost for the Renovation and Addition to the City Hall and Public Works Buildings located at 6301 Addison Road, Seat Pleasant, MD 20743 and 108 69th Street, Capitol Heights, MD 20743.

For more information regarding this matter, please send your request for information to [nehemiahgmt1@gmail.com](mailto:nehemiahgmt1@gmail.com).

138829 (2-11,2-18,2-25,3-4,3-11,3-18)

## LEGALS

### COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 23, 2021

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

11:30 A.M.

Notice is hereby given that on Tuesday, February 23, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CB-002-2021 - AN ACT CONCERNING 2021-2022 COMPENSATION REVIEW BOARD** for the purpose of establishing a Compensation Review Board to study the rate of current compensation and allowances for Council members and compensation for the County Executive and making recommendations regarding the amount of compensation in accordance with state and local laws, and generally relating to the Compensation Review Board.

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  
Calvin S. Hawkins, II, Chair

ATTEST:  
Donna J. Brown  
Clerk of the Council

138812 (2-11,2-18)

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHIKA G AHUNANYA  
HOME POINT FINANCIAL CORP  
HOME POINT FINANCIAL CORP  
HOME POINT FINANCIAL CORP  
James E. Clarke Et. Al.  
James E. Clarke Et. Al.  
MONTPELIER HILLS HOA, INC.  
MERS INC.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
11521 TUSCANY DR, LAUREL,  
MD 20708-0000, Parcel No. 10-  
1000801

ANY UNKNOWN OWNER OF  
THE PROPERTY 11521 TUSCANY  
DR, LAUREL, MD 20708-0000 Parcel  
No. 10-1000801, the unknown  
owner's heirs, devisees, and personal  
representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs, or successors in right, title  
and interest

Defendants.

In the Circuit Court for  
Prince George's County

Case No.: CAE 21-00014

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1000801 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,580.0000 Sq.Ft. & Imps. Montpelier Hills- Lot 34 Blk R Assmt \$277,900 Lib 42440 F1 499

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1000801 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  
138788 (2-11,2-18,2-25)

138814 (2-11,2-18)

## LEGALS

PRINCE GEORGE'S COUNTY  
GOVERNMENT

### Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 23, 2021

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

Carlos R. Flores, CEO/President, Stephen P. Miano, Vice President/Treasurer/CFO, Mario Lara, Local General Manager, for a Class B(BH), Beer, Wine and Liquor for the use of Sonesta International Hotels Corporation, t/a **Sonesta Select Greenbelt**, 6301 Golden Triangle Drive, Greenbelt, 20770, transfer from Courtyard Management Corporation, t/a Courtyard by Marriott (Greenbelt), Annette London, Assistant Secretary, Margery A. Brene-man, Assistant Secretary, Mario Lara, Assistant Secretary.

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

Michelle Grant, President, Lionel Grant, Vice President, for a Class B, Beer and Wine for the use of Era Wine Bar, LLC, t/a **Era Wine Bar**, 3300 Rhode Island Avenue, Mount Rainier, MD 20712.

Kaela Berment-McDowald, CEO, for a Class B, Beer and Wine for the use of Beauty Confidential Co, LLC, t/a **Black Wax Bar**, 10260 Lake Arbor Way, Mitchellville, MD, 20721.

Guo Xiong Zheng, President/Secretary/ Treasurer, for a Class B, Beer and Wine for the use of Rock & Toss Largo, Inc., t/a **Rock & Toss Crab House (Largo)**, 908 Largo Center Drive Upper Marlboro, MD, 20774.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 23, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
February 2, 2021

**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**

**3505 BURLEIGH DR.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated January 22, 2010, recorded in Liber 31388, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,022.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 23, 2021 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. 348860-1)

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)

138751

(2-4,2-11,2-18)

**LEGALS**

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

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

**5719 FISHER RD.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated December 23, 2008, recorded in Liber 30277, Folio 55 among the Land Records of Prince George's County, MD, with an original principal balance of \$269,139.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 17, 2021 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 324717-1)

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)

138710

(1-28,2-4,2-11)

**LEGALS**

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

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

**5707 ALAN DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2007, recorded in Liber 28369, Folio 190 among the Land Records of Prince George's County, MD, with an original principal balance of \$281,250.00, 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

**FEBRUARY 17, 2021 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 \$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. 350736-1)

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)

138708

(1-28,2-4,2-11)

**LEGALS**

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

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

**6307 HIL MAR DR., UNIT #12  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 28034, Folio 434 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

**MARCH 2, 2021 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 described as Building No. 1, Unit No. 1-12 of the "Westwood Park 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 \$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 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. 335505-1)

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)

138804

(2-11,2-18,2-25)

**LEGALS**

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

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

**1913 DALE LA.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated May 14, 2007, recorded in Liber 28033, Folio 596 among the Land Records of Prince George's County, MD, with an original principal balance of \$445,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 AT 11:11 AM**

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

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

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 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. 131604-2)

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)

138805

(2-11,2-18,2-25)

**LEGALS**

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

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

**10404 TWIN KNOLL WAY  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2006, recorded in Liber 26025, Folio 48 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 23, 2021 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 \$33,000 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. 102371-1)

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)

138752

(2-4,2-11,2-18)

**LEGALS**

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

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

**1211 ADELINE WAY  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 AT 11:13 AM**

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 322330-2)

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)

138807 (2-11,2-18,2-25)

**LEGALS**

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

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

**14816 DOLPHIN WAY  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26457, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$695,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 AT 11:14 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 \$69,000 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. 169785-1)

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  
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138808 (2-11,2-18,2-25)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALICE ANNETTE COLE**

Notice is given that Michael K. Cole, whose address is 8331 Lincoln Drive, Jessup, MD 20794, was on November 5, 2020 appointed Personal Representative of the estate of Alice Annette Cole who died on September 1, 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 5th day of May, 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.

**MICHAEL K. COLE**  
Personal Representative

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

Estate No. 118548  
138725 (1-28-2-4-2-11)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BEATRICE A. WALKER**

Notice is given that Jocelyn P. King, whose address is 403 71st Street, Seat Pleasant, MD 20743, was on November 16, 2020 appointed Personal Representative of the estate of Beatrice A. Walker who died on June 24, 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 16th day of May, 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.

**JOCELYN P. KING**  
Personal Representative

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

Estate No. 117982  
138724 (1-28-2-4-2-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN LARRY KUCZYNSKI III**

Notice is given that John L. Kuczynski IV, whose address is 29 Center Street, Laurel, MD 20723, was on November 20, 2020 appointed Personal Representative of the estate of John Larry Kuczynski III who died on October 14, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 May, 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.

**JOHN L. KUCZYNSKI IV**  
Personal Representative

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

Estate No. 118851  
138765 (2-4-2-11,2-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NINA E. KEATING**

Notice is given that Michael P. Keating, whose address is 6309 Battle Rock Drive, Clifton, VA 20154, was on January 20, 2021 appointed Personal Representative of the estate of Nina E. Keating who died on November 22, 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 20th day of July, 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.

**MICHAEL P. KEATING**  
Personal Representative

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

Estate No. 119125  
138767 (2-4-2-11,2-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HUGH PAUL FLANIGAN**

Notice is given that Carolyn Hamilton, whose address is 102 Osceola Lane, Jupiter, FL 33458, was on October 15, 2020 appointed Personal Representative of the estate of Hugh Paul Flanigan who died on August 22, 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 4th day of April, 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.

**CAROLYN HAMILTON**  
Personal Representative

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

Estate No. 118050  
138726 (1-28-2-4-2-11)

**SARAH J. BRODER**  
17251 Melford Blvd Suite 108  
Bowie, MD 20715  
301-383-1525

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARL MAURICE WILSON SR**

Notice is given that Clay Wilson IV, whose address is 631 Emerson Street NW, Washington, DC 20011, was on November 20, 2020 appointed Personal Representative of the estate of Carl Maurice Wilson Sr who died on July 10, 2020 with a will.

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

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

**CLAY WILSON IV**  
Personal Representative

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

Estate No. 117827  
138727 (1-28-2-4-2-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LINDA FRANCES PALMERTON**

Notice is given that Amanda Lowery, whose address is 8135 Del Haven Road, Dundalk, MD 21222, was on November 24, 2020 appointed Personal Representative of the estate of Linda Frances Palmerton, who died on October 4, 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 24th day of May, 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.

**AMANDA LOWERY**  
Personal Representative

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

Estate No. 118834  
138764 (2-4-2-11,2-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEANNE B. GOBER**

Notice is given that Mary Lou McDonough, whose address is 4403 Woodgate Way, Bowie, MD 20720, was on January 13, 2021 appointed Personal Representative of the estate of Jeanne B. Gober who died on December 15, 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 13th day of July, 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.

**MARY LOU MCDONOUGH**  
Personal Representative

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

Estate No. 119207  
138723 (1-28-2-4-2-11)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

Shirley C. Bowman  
AND  
Charles D. Bowman

12035 Birchview Drive  
Clinton, MD 20735  
Defendants

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-33447**

Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of February, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$290,000.00. The property sold herein is known as 12035 Birchview Drive, Clinton, MD 20735.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138736 (2-4-2-11,2-18)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.  
DAVID B. SHAHAN (DECEASED)  
7005 Adelphi Road  
University Park, MD 20782  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-12979**

Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7005 Adelphi Road, University Park, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of February, 2021.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138738 (2-4-2-11,2-18)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

Nathaniel Risch,  
Personal Representative for the Estate of Michelle D. Spence

4336 Applegate Lane Unit#3  
Suitland, MD 20746  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-16679**

Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of February, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$177,000.00. The property sold herein is known as 4336 Applegate Lane Unit#3, Suitland, MD 20746.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138737 (2-4-2-11,2-18)

**LEGALS**

**NOTICE**

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

Plaintiffs

vs.  
Monica L. Randall and  
Estate of Kenneth E. Bush

Defendants

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

**CIVIL NO. CAEF 20-00047**

ORDERED, this 29th day of January, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 506 Clovis Avenue, 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 1st day of March, 2021 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 1st day of March, 2021, next.

The report states the amount of sale to be \$115,000.00.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138770 (2-4-2-11,2-18)

**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

HORTENSE SIRIMA  
Plaintiff

vs.  
ERIC EKAKPO  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAD 19-23875**

ORDERED, ON THIS 22nd day of January 2021, by the Circuit Court for Prince George's County MD:

That the Defendant, ERIC EKAKPO is hereby notified that the Plaintiff has filed a Complaint for ABSOLUTE DIVORCE and seeking the Divorce on the grounds of ACTUAL DESERTION and stating that the Defendant's last known address is 3325 Chauncey Place # 303, Mt. Rainier, Maryland 20712 and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 22nd day of February 2021, and it is further;

ORDERED, that in accordance with Maryland Rule 2-122(a)(2), the plaintiff shall publish, at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending, a copy of the signed Order of Publication at least thirty days prior to the response date in said order, and it is further

ORDERED THAT THE DEFENDANT, ERIC EKAKPO IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd DAY OF March 2021, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138756 (2-4-2-11,2-18)

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**

**BEFORE THE REGISTER OF WILLS**

**IN THE ESTATE OF:  
JAMES M. WILSON  
ESTATE NO: 114077**

**PUBLIC NOTICE  
TO CAVEAT**

TO ALL PERSONS INTERESTED  
IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Byron M. Wilson, 5440 Marinelli Road #314, Rockville, MD 20852, son, challenging the will and/or codicil dated October 8, 2018. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

Estate No. 118534  
138766 (2-4-2-11,2-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLADYS M. STRICKLAND**

Notice is given that Thelma M. Cherry, whose address is 5928 Abington Way, Raleigh, NC 27610, was on October 29, 2020 appointed Personal Representative of the estate of Gladys M. Strickland who died on April 14, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of April

**LEGALS**

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

File: 2020-10133-4410

**ORDER OF PUBLICATION**

Lexicon Government Services, LLC,  
Plaintiff  
vs.

The Estate of Terry L. Brown, The Estate of Barbara Dorsey, 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. 2100485; situate in District 18 of Prince George's County, Maryland, known as 5914 K St., Capitol Heights, MD 20743 and described as Heights -deed 08/29/08pend- 3,800.0000 Sq.Ft. North Fairmont Hei Lot 19 Blk E on the Tax Roll of the Director of Finance,  
Defendants.

**In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 20-18310 TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above 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 1st day of February, 2021, 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 26th day of February, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of April, 2021, 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  
138775 (2-11,2-18,2-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA G SHARPE

Notice is given that Lisa D Sharpe, whose address is 1707 Palmetto Drive, Bowie, MD 20721, was on December 10, 2020 appointed Personal Representative of the estate of Sylvia G Sharpe, who died on July 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 on or before the 10th day of June, 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.

LISA D SHARPE  
Personal Representative

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

Estate No. 118989  
138828 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

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

v.

Thomas P. Beale  
Karen A. Beale

**9803 AMBLER LANE**

and

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

and

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

9803 Ambler Lane, Upper Marlboro, MD 20774, 13th (Thirteenth) Election District, described as follows:

All that lot of land 17,053.0000 SQ.FT. & IMPS. RAMBLING HILLS LOT 2 BLK R ASSMT \$310,933 LIB 07319 FL 954

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY**

Case Number: CAE 20-18311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9803 Ambler Lane, Upper Marlboro, MD 20774 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land 17,053.0000 SQ.FT. & IMPS. RAMBLING HILLS LOT 2 BLK R ASSMT \$310,933 LIB 07319 FL 954

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

It is thereupon this 1st day of February, 2021, 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 once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property 9803 Ambler Lane, Upper Marlboro, MD 20774 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
138776 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

HELEN CHIGHONYWI  
Century Lending Company  
Century Lending Company  
Century Lending Company  
Century Lending Company  
Century Lending Company  
Century Lending Company  
Hoffman & Daughters  
Ventures LLC  
Jana M Ganitt  
Brain Frank  
MERS INC.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8512 MONTPELIER DR, LAUREL, MD 20708-0000, Parcel No. 10-1089465

ANY UNKNOWN OWNER OF THE PROPERTY 8512 MONTPELIER DR, LAUREL, MD 20708-0000 Parcel No. 10-1089465, 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**

Case No.: CAE 21-00006

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1089465 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat 2 8,244.0000 Sq.Ft. & Imps. Montpelier West Lot 8 Blk G Assmt \$289,400 Lib 42792 Fl320

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

It is thereupon this 1st day of February, 2021, 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 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1089465 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  
138782 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

ERIC CRAWFORD  
GREENBELT LAKE VILLAGE  
CONDOMINIUM  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6520 LAKE PARK DR, CONDO UNIT: 6520 3B, GREENBELT, MD 20770-0000, Parcel No. 21-3586500

ANY UNKNOWN OWNER OF THE PROPERTY 6520 LAKE PARK DR, CONDO UNIT: 6520 3B, GREENBELT, MD 20770-0000 Parcel No. 21-3586500, 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**

Case No.: CAE 21-00001

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3586500 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 6520 3b 5,866.0000 Sq.Ft. & Imps. Greenbelt Lake Vil Assmt \$172,667 Lib 20524 Fl 775 Unit 6520 3 Bldg 8

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 21-3586500 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  
138777 (2-11,2-18,2-25)

Call 301-627-0900 for a quote.

**LEGALS**

Kate P Pruitt  
7850 Walker Drive Suite 310  
Greenbelt, MD 20770  
301-572-7900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARLENE HENNESSEY

Notice is given that Thomas Hennessey, whose address is 4 Westmoreland Drive, Sterling, VA 20165, was on December 7, 2020 appointed Personal Representative of the estate of Marlene Hennessey who died on September 14, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 June, 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.

THOMAS HENNESSEY  
Personal Representative

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

Estate No. 118936  
138825 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

EMERSON I CRUZ ALTAMIRANO  
MARIA B CRUZ HERNANDEZ  
NFM Lending  
NFM, Inc.  
David Silverman  
MERS INC.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7607 JAYWICK AVE, FORT WASHINGTON, MD 20744-0000, Parcel No. 12-1212125

ANY UNKNOWN OWNER OF THE PROPERTY 7607 JAYWICK AVE, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1212125, 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**

Case No.: CAE 21-00002

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1212125 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,034.0000 Sq.Ft. & Imps. Rosedale Estates Lot 12 Blk CC Assmt \$216,233 Lib 42508 Fl 219

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 12-1212125 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  
138778 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

TAMMY S BEALE  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14505 BRANDYWINE HEIGHTS RD, BRANDYWINE, MD 20613-0000, Parcel No. 11-1170851

ANY UNKNOWN OWNER OF THE PROPERTY 14505 BRANDYWINE HEIGHTS RD, BRANDYWINE, MD 20613-0000 Parcel No. 11-1170851, 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**

Case No.: CAE 21-00003

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 11-1170851 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Pt Lots 147a.1 47B Eq 49819 Sq Ft 49,819.0000 Sq.Ft. & Imps. Early Haven Assmt \$230,000 Lib 32610 Fl 096

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 11-1170851 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  
138779 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

ROBERT A GOODMAN  
Federal Home Loan Mortgage Corp  
Federal Home Loan Mortgage Corp  
Kristine D. Brown Et. Al. Trustees  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707-0000, Parcel No. 10-1102102

ANY UNKNOWN OWNER OF THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707-0000 Parcel No. 10-1102102, 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**

Case No.: CAE 21-00004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1102102 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Estates 10,046.0000 Sq.Ft. & Imps. Sandy Spring Estat Lot 7 Blk E Assmt \$297,900 Lib 14611 Fl 328

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1102102 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  
138780 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

GILBERT R & MARGUERITE ATHEY  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1119 11TH ST, LAUREL, MD 20707-0000, Parcel No. 10-0994525

ANY UNKNOWN OWNER OF THE PROPERTY 1119 11TH ST, LAUREL, MD 20707-0000 Parcel No. 10-0994525, 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**

Case No.: CAE 21-00015

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-0994525 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,799.0000 Sq.Ft. & Imps. Fairlawn Lot 12 Blk R Assmt \$267,500 Lib 02496 Fl 452

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-0994525 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  
138789 (2-11,2-18,2-25)

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

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

KRM2521 LLC  
KRM2521 LLC  
Rehab Financial Group LP  
Rehab Financial Group LP  
Michael E. Gross, Esq.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0618652

ANY UNKNOWN OWNER OF THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0618652, 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

Case No.: CAE 21-00017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0618652 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,375.0000 Sq.Ft. & Imps. Parkland-1st Addn Lot 24 Assmt \$215,133 Lib 42189 F1 046

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0618652 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  
138791 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MEKORT DEVELOPMENT INC  
MEKORT DEVELOPMENT INC  
Holly Hill Condominium  
Holly Hill Condominium  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528331

ANY UNKNOWN OWNER OF THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528331, 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

Case No.: CAE 21-00025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528331 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7110-unit B-2 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$59,333 Lib 33546 F1 153 Unit 7110 B

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0528331 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  
138799 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

WILLIAM REEVES  
WILLIAM REEVES  
COUO OF OLDE TOWNE VIL-  
LAGE CONDO.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0557769

ANY UNKNOWN OWNER OF THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0557769, 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

Case No.: CAE 21-00020

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0557769 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1759 Grou P Xi 2,299.0000 Sq.Ft & Imps. OLD Towne Village Assmt \$85,000 Lib 16846 F1 065 Unit 1759

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0557769 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  
138794 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

THEODORE P & BEATRICE H  
PFAFF  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0587618

ANY UNKNOWN OWNER OF THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0587618, 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

Case No.: CAE 21-00018

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0587618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lt 7.8 7,000.0000 Sq.Ft. & Imps. District Heights Blk 15 Assmt \$202,033 Lib 00000 F1 000

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0587618 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  
138792 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

SHIRLEY V ASHTON  
Holly Hill Condominium  
Holly Hill Condominium  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528786

ANY UNKNOWN OWNER OF THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528786, 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

Case No.: CAE 21-00022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528786 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7143-unit C-5 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 38814 F1 392 Unit 7143 C

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0528786 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  
138796 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MARIA E SILVA & HERSON J  
LOPEZ  
Riggs Hill Condominium  
Riggs Hill Condominium  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1876648

ANY UNKNOWN OWNER OF THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1876648, 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

Case No.: CAE 21-00024

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1876648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,636.0000 Sq.Ft. & Imps. Riggs Hill Condo Assmt \$80,333 Lib 35475 F1 521 Unit 2 Bldg A

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1876648 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  
138798 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

AKINTOYE ADELAKUN  
AKINTOYE ADELAKUN  
ESTATE OF AKINTOYE  
ADELAKUN  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1888932

ANY UNKNOWN OWNER OF THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HYATTSSVILLE, MD 20783-0000 Parcel No. 17-1888932, 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

Case No.: CAE 21-00023

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888932 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Village A Cond Ominium Unit 7973 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V Assmt \$128,333 Lib 32207 F1 083 Unit 7973

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1888932 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  
138797 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MARY M YOUNG HUEPPI  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7701 WOODYARD RD, CLINTON, MD 20735-0000, Parcel No. 09-0990598

ANY UNKNOWN OWNER OF THE PROPERTY 7701 WOODYARD RD, CLINTON, MD 20735-0000 Parcel No. 09-0990598, 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

Case No.: CAE 21-00016

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0990598 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Woodyard 4.8600 Acres. & Imps. Assmt \$285,500 Map 108 Grid D3 Par 029 Lib 36570 F1 102

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 09-0990598 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  
138790 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

TOP NOTCH REAL ESTATE SOLU-  
TION LLC  
TOP NOTCH REAL ESTATE SOLU-  
TION LLC  
TOP NOTCH REAL ESTATE SOLU-  
TION LLC  
TOP NOTCH REAL ESTATE SOLU-  
TION LLC

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0564989

ANY UNKNOWN OWNER OF THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0564989, 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

Case No.: CAE 21-00019

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0564989 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4000 Sqft Eq L Ot 1, N 40 Ft Lot 41 & Pt Lots 42.43 4,000.0000 Sq.Ft. & Imps. Boulevard Heights Blk 12 Assmt \$169,867 Lib 42022 F1 587

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0564989 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  
138793 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

LUIS AROLD CASTILLO  
BARRERA  
LUIS AROLD CASTILLO  
BARRERA  
ANTONIA MARTINEZ AYALA  
ANTONIA MARTINEZ AYALA  
MORTGAGE ONE SOLUTIONS  
INC  
MORTGAGE ONE SOLUTIONS  
INC  
Anh Minh Duong Tran  
MERS INC.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1902 LEBANON ST, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1907054

ANY UNKNOWN OWNER OF THE PROPERTY 1902 LEBANON ST, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1907054, 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

Case No.: CAE 21-00021

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1907054 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,746.0000 Sq.Ft. & Imps. Adelphi Knolls Lot 12 Blk B Assmt \$243,233 Lib 42680 F1 426

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1907054 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  
138800 (2-4,2-11)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

LUIS AROLD CASTILLO  
BARRERA  
LUIS AROLD CASTILLO  
BARRERA  
ANTONIA MARTINEZ AYALA  
ANTONIA MARTINEZ AYALA

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,  
v.

ELIZABETH O BRIEN  
ELIZABETH O BRIEN  
State of Maryland Comptroller  
Marilyn M Bland  
Marilyn M Bland  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
6508 ROSEMONT ST, UPPER  
MARLBORO, MD 20772-0000, Parcel  
No. 09-0952978

ANY UNKNOWN OWNER OF  
THE PROPERTY 6508 ROSEMONT  
ST, UPPER MARLBORO, MD  
20772-0000 Parcel No. 09-0952978,  
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**

**Case No.: CAE 21-00008**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
09-0952978 in Prince George's  
County, sold by the Collector of  
Taxes for the Prince George's  
County and the State of Maryland to  
the plaintiff in this proceeding:

20,170.0000 Sq.Ft. & Imps.  
Kingston Manor Lot 5 Blk A  
Assmt \$222,900 Lib 32146 Fl 067

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

It is thereupon this 1st day of February,  
2021, by the Circuit Court for  
Prince Georges County, That notice  
be given by the insertion of a copy  
of this order in some newspaper  
having a general circulation in  
Prince George's County once a  
week for 3 successive weeks, warning  
all persons interested in the  
property to appear in this Court by  
the 7th day of April, 2021, and  
redeem the property with Parcel  
Identification Number 09-0952978  
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  
138783 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,  
v.

BERNARD I & ELIZABETH S  
PROCTOR  
BERNARD I & ELIZABETH S  
PROCTOR  
ESTATE OF BERNARD PROCTOR  
ESTATE OF BERNARD PROCTOR  
SR  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
15509 BRANDYWINE RD,  
BRANDYWINE, MD 20613-0000,  
Parcel No. 11-1142843

ANY UNKNOWN OWNER OF  
THE PROPERTY 15509 BRANDY-  
WINE RD, BRANDYWINE, MD  
20613-0000 Parcel No. 11-1142843,  
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**

**Case No.: CAE 21-00012**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
11-1142843 in Prince George's  
County, sold by the Collector of  
Taxes for the Prince George's  
County and the State of Maryland to  
the plaintiff in this proceeding:

3.1500 Acres. & Imps. Assmt  
\$176,700 Map 156 Grid D3 Par  
089 Lib 05104 Fl 943

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

It is thereupon this 1st day of February,  
2021, by the Circuit Court for  
Prince Georges County, That notice  
be given by the insertion of a copy  
of this order in some newspaper  
having a general circulation in  
Prince George's County once a  
week for 3 successive weeks, warning  
all persons interested in the  
property to appear in this Court by  
the 7th day of April, 2021, and  
redeem the property with Parcel  
Identification Number 11-1142843  
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  
138786 (2-11,2-18,2-25)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,  
v.

A AND N ARCHITECTURAL LLC  
A AND N ARCHITECTURAL LLC  
A AND N ARCHITECTURAL LLC  
A AND N ARCHITECTURAL LLC  
WCP FUND I LLC  
WCP FUND I LLC  
Manufacturers & Traders Trust Co.  
Manufacturers & Traders Trust Co.  
Daniel Huertas  
American Title, Inc.  
American Title, Inc.  
American Title, Inc.

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY 112  
FOX WAY, OXON HILL, MD 20745-  
0000, Parcel No. 12-1197490

ANY UNKNOWN OWNER OF  
THE PROPERTY 112 FOX WAY,  
OXON HILL, MD 20745-0000 Parcel  
No. 12-1197490, 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**

**Case No.: CAE 21-00009**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
12-1197490 in Prince George's  
County, sold by the Collector of  
Taxes for the Prince George's  
County and the State of Maryland to  
the plaintiff in this proceeding:

8,900.0000 Sq.Ft. & Imps. Forest  
Heights Lot 18 Blk P Assmt  
\$197,767 Lib 41977 Fl 125

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

It is thereupon this 1st day of February,  
2021, by the Circuit Court for  
Prince Georges County, That notice  
be given by the insertion of a copy  
of this order in some newspaper  
having a general circulation in  
Prince George's County once a  
week for 3 successive weeks, warning  
all persons interested in the  
property to appear in this Court by  
the 7th day of April, 2021, and  
redeem the property with Parcel  
Identification Number 12-1197490  
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  
138784 (2-11,2-18,2-25)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,  
v.

JANET ELLIOTT  
VAN DYK MORTGAGE CORP  
VAN DYK MORTGAGE CORP  
ABODE SETTLEMENT GROUP  
LLC  
NORTH LAKE HOMEOWNERS  
ASSOCIATION, INC.  
MERS INC.  
Prince George's County  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT  
HAVE OR CLAIM TO HAVE ANY  
INTEREST IN THE PROPERTY  
14517 CAMBRIDGE CIR, LAUREL,  
MD 20707-0000, Parcel No. 10-  
1036565

ANY UNKNOWN OWNER OF  
THE PROPERTY 14517 CAM-  
BRIDGE CIR, LAUREL, MD 20707-  
0000 Parcel No. 10-1036565, 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**

**Case No.: CAE 21-00013**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following property  
Parcel Identification Number  
10-1036565 in Prince George's  
County, sold by the Collector of  
Taxes for the Prince George's  
County and the State of Maryland to  
the plaintiff in this proceeding:

1,654.0000 Sq.Ft. & Imps. Laurel  
Lakes Plat Lot 66 Assmt  
\$261,400 Lib 40800 Fl 593

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

It is thereupon this 1st day of February,  
2021, by the Circuit Court for  
Prince Georges County, That notice  
be given by the insertion of a copy  
of this order in some newspaper  
having a general circulation in  
Prince George's County once a  
week for 3 successive weeks, warning  
all persons interested in the  
property to appear in this Court by  
the 7th day of April, 2021, and  
redeem the property with Parcel  
Identification Number 10-1036565  
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  
138787 (2-11,2-18,2-25)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following al-  
coholic beverage licenses will be ac-  
cepted by the Board of License  
Commissioners for Prince George's  
County on March 25, 2021 and will  
be heard on May 25, 2021. Those li-  
censes are:

Class B, Beer and Wine – 17 BW  
29, 17 BW 30, 17 BW 31

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

A virtual hearing will be held via  
Zoom on Wednesday, March 10,  
2021 at 7:00 p.m. If you would like  
to attend, the link to the virtual  
hearing will be available one week  
prior on the BOLC's website at  
<http://bolc.mypgc.us> or you may  
email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request  
the link. The Board will consider the  
agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
February 4, 2021

138813 (2-11,2-18)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.  
NICOLA A. CORDONE  
9314 Montpelier Drive  
Laurel, MD 20708

Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-32416**

Notice is hereby given this 4th day  
of February, 2021, by the Circuit  
Court for Prince George's County,  
Maryland, that the sale of the prop-  
erty mentioned in these proceedings  
and described as 9314 Montpelier  
Drive, Laurel, MD 20708, made and  
reported by the Substitute Trustee,  
will be RATIFIED AND CON-  
FIRMED, unless cause to the con-  
trary thereof be shown on or before  
the 4th day of March, 2021, pro-  
vided a copy of this NOTICE be in-  
serted in some weekly newspaper  
printed in said County, once in each  
of three successive weeks before the  
4th day of March, 2021.

The report states the purchase  
price at the Foreclosure sale to be  
\$358,000.00.

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

138823 (2-11,2-18,2-25)

**LEGALS**

Karel C Petraitis  
7100 Baltimore Ave #205  
College Park, MD 20740  
301-277-1443

Daniel K. Tregoning, Esquire  
352 West Patrick Street  
Frederick, Maryland 21701  
301-668-5310

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARION BARTOSZYK**

Notice is given that Maria Stran-  
sky, whose address is 4115 29th  
Street, Mount Rainier, MD 20712,  
was on December 11, 2020 appointed  
Personal Representative of the estate  
of Marion Bartoszyk who died on  
December 25, 2019 with a will.

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

All persons having any objection  
to the appointment (or to the prob-  
ate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 11th day of  
June, 2021.

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

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

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

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

MARIA STRANSKY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118688  
138826 (2-11,2-18,2-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MIRIAM S. GLICKMAN**

Notice is given that Robin A.  
White, whose address is 8803 Reich's  
Ford Road, Frederick, MD 21704,  
was on October 21, 2020 appointed  
Personal Representative of the estate  
of Miriam S. Glickman who died on  
July 15, 2020 with a will.

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

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

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

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

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

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

ROBIN A. WHITE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118906  
138827 (2-11,2-18,2-25)

**THE  
PRINCE GEORGE'S POST**

**Call 301-627-0900**

**Fax 301-627-6260**

**PUBLIC NOTICE  
CHARTER RESOLUTION NO. 172**

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March, 2021 unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the Annotated Code of Maryland.

**ARTICLE 600. REGISTRATION AND ELECTIONS**

- ~~Sec. 601. Voter registration~~
- ~~Sec. 602. Election of mayor and councilmembers~~
- ~~Sec. 603. Polling places~~
- ~~Sec. 604. Election equipment~~
- ~~Sec. 605. Voting procedure~~
- ~~Sec. 606. Counting ballots~~
- ~~Sec. 607. Returns~~
- ~~Sec. 608. Certification of election~~
- ~~Sec. 609. Failure to elect runoff elections~~
- ~~Sec. 610. Absentee ballots~~
- ~~Sec. 610A. Write-in ballots~~
- ~~Sec. 611. Other laws~~
- ~~Sec. 612. Recall procedures~~
- ~~Sec. 613. Grounds for recall~~
- ~~Sec. 614. Ward Boundaries~~
- ~~Sec. 615. Referenda~~
- ~~Sec. 616. Advisory referenda~~

**ARTICLE 600. REGISTRATION AND ELECTIONS**

- Sec. 601. Voters and Registration**
- Sec. 602. Election of Mayor and Councilmembers**
- Sec. 603. Ward Boundaries**
- Sec. 604. Polling Places**
- Sec. 605. Voting Procedures**
- Sec. 606. Same Day Registration**
- Sec. 607. Vote-by-Mail Ballots**
- Sec. 608. Electioneering**
- Sec. 609. Election Equipment and Sample Ballots**
- Sec. 610. Compliance with Eligibility Requirements, Attendance, Recall, Disqualification and Suspension of Elected Officials**
- Sec. 611. Recall of Elected Official**
- Sec. 612. Grounds for Recall of Elected Official**
- Sec. 613. Suspension of Elected Officials**
- Sec. 614. Referenda**
- Sec. 615. Advisory Referenda**
- Sec. 616. Adoption and Incorporation of State Law Provisions**
- Sec. 617. Extraordinary Powers – Civil Emergency**

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at [krau@laurel.md.us](mailto:krau@laurel.md.us) and is posted on the City's website at [www.cityoflaurel.org](http://www.cityoflaurel.org).

Kimberley A. Rau, MMC  
Clerk to the Council  
138731 (1-28,2-4,2-11,2-18)

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George's Post**

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of Legal Record*

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**(301) 627-0900**

\*\*\*

**Fax**

**(301) 627-6260**

**Subscribe**

**Today!**

**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**

**4113 53RD PL.  
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 26796, Folio 275 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 AT 11:15 AM**

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 81099-1)

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)

138809

(2-11,2-18,2-25)

**LEGALS**

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

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

**3429 25TH AVE.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007, recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 308169-1)

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)

138810

(2-11,2-18,2-25)

**LEGALS**

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

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

**4221 RAINIER AVE.  
MOUNT RAINIER, MD 20712**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006, recorded in Liber 27193, Folio 627 among the Land Records of Prince George's County, MD, with an original principal balance of \$418,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 2, 2021 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 186329-2)

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138811

(2-11,2-18,2-25)

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**LEGALS**

**PUBLIC NOTICE**

**CHARTER RESOLUTION NO. 173**

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March 2021 unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the Annotated Code of Maryland.

**CHARTER AMENDMENT NO. 1:**

Sec. 401. – City Administrator – Chief Administrative Officer (CAO).

There shall be a City Administrator – Chief Administrative Officer (CAO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The City Administrator shall be the Chief Administrative Officer (CAO) of the City and shall devote his or her full time and attention to [his or her] the duties and responsibilities of the office. The administrative powers of the City, except as otherwise provided by this Charter, shall be exercised by the City Administrator- Chief Administrative Officer (CAO) under the direct supervision of the Mayor. The City Administrator shall serve at the pleasure of the Mayor.

**CHARTER AMENDMENT NO. 2:**

Sec. 403. - Deputy City Administrator – Chief Operations Officer (COO).

- (a) [The Mayor shall be authorized to appoint a] There shall be a Deputy City Administrator – Chief Operations Officer (COO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Deputy City Administrator- Chief Operations Officer (COO) shall serve at the pleasure of the Mayor and shall devote full time and attention to [his or her] the duties and responsibilities of the office.
- (b) (b) The duties of the Deputy City Administrator – Chief Operations Officer (COO) shall be as directed by the [Mayor and city council] City Administrator. The Deputy City Administrator – Chief Operations Officer (COO), in the absence of the City Administrator, shall have such powers and duties of the City Administrator as may be directed by the Mayor.

**CHARTER AMENDMENT NO. 3:**

Sec. 410. - Director of Budget and Personnel Services – [Appointment; chief financial officer.] Chief Financial Officer (CFO).

There shall be a Director of Budget and Personnel Services-Chief Financial Officer (CFO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Director of Budget and Personnel Services shall be the Chief Financial Officer (CFO) of the City and shall devote his or her full time and attention to [his or her] the duties as assigned and provided for in the City Code. The financial powers of the City, except as otherwise provided by this Charter or the City Code, shall be exercised by the Director of Budget and Personnel Services under the direct supervision of the City Administrator. The Director of Budget and Personnel Services-Chief Financial Officer (CFO) shall serve at the pleasure of the Mayor.

**CHARTER AMENDMENT NO. 4:**

Sec. 440. – [Police chief] Chief of Police.

[Appointment. There shall be appointed by the mayor, subject to the confirmation of the city council, one person as chief of police.] There shall be a Chief of Police appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Chief of Police shall devote his or her full time and attention to the duties and responsibilities of the Police Department, and shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department. The Chief of Police shall serve at the pleasure of the Mayor.

**CHARTER AMENDMENT NO. 5:**

Sec. 467. – Director of the Department of Communications.

- (a) There shall be a Director of the Department of Communications appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor, through the City's adopted operating budget. The Director of the Department of Communications shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department.
- (b) The Director of the Department of Communications shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

**CHARTER AMENDMENT NO. 6:**

Sec. 468. – Director of the Department of Information Technology – Chief Information Officer (CIO).

- (a) There shall be a Director of the Department of Information Technology – Chief Information Officer (CIO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Director of the Department of Information Technology – Chief Information Officer (CIO) shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department.
- (b) The Director of the Department of Information Technology – Chief Information Officer (CIO) shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at [krau@laurel.md.us](mailto:krau@laurel.md.us) and is posted on the City's website at [www.cityoflaurel.org](http://www.cityoflaurel.org).

Kimberley A. Rau, MMC  
Clerk to the Council

138732 (1-28,2-4,2-11,2-18)

**A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2021-01 – CANDIDATE FOR OFFICE REGISTRATION DEADLINE**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2021-01 – Candidate for Office Registration Deadline on January 19, 2021. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

**A resolution of the Mayor and City Council of the City of Hyattsville, Maryland, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland (2013 Edition, as amended), to amend the Charter of the said City, said Charter being a part of the public local laws of Maryland (1963 Edition, as amended), which Article contains in whole or in part the Charter of the City of Hyattsville, Maryland, whereby the Mayor and City Council seek to amend the City Charter to alter the last day candidates for office may register.**

The Charter Amendment Resolution will become effective March 10, 2021, subject to the provisions of 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 February 28, 2021. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2021-01 Candidate of Office Registration Deadline in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville

138685 (1-21,1-28,2-4,2-11)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Brionna Shybria Shaw**

FOR THE CHANGE OF NAME TO:  
**Brionna Shybria Goman**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00908**

A petition has been filed to change the name of Brionna Shybria Shaw to Brionna Shybria Goman. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138817 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Jasmine Yakira Taylor**

FOR THE CHANGE OF NAME TO:  
**Jasmine Yakira Flowers**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00923**

A petition has been filed to change the name of Jasmine Yakira Taylor to Jasmine Yakira Flowers. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138818 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Douglenia Capri Queen**

FOR THE CHANGE OF NAME TO:  
**Lenia Capri Queen**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-01138**

A petition has been filed to change the name of Douglenia Capri Queen to Lenia Capri Queen. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138821 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Mary Eleanor Schmalzl**

FOR THE CHANGE OF NAME TO:  
**Eleanor Schmalzl VanderMeulen**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00947**

A petition has been filed to change the name of Mary Eleanor Schmalzl to Eleanor Schmalzl VanderMeulen. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138819 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Heather Marie Panetti-Simpson**

FOR THE CHANGE OF NAME TO:  
**Marie Panetti**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00968**

A petition has been filed to change the name of Heather Marie Panetti-Simpson to Marie Panetti. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138820 (2-11)

**NOTICE**

IN THE MATTER OF:  
**John Kian**

FOR THE CHANGE OF NAME TO:  
**Cyrus Javid Kian**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-01159**

A petition has been filed to change the name of John Kian to Cyrus Javid Kian. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138822 (2-11)

**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: **03/2/2021**

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

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

2001 DODGE	RAM WAGON	2B5WB35Z41K554485
2008 NISSAN	VERSA	3N1BC13E88L383538
2007 DODGE	CHARGER MD	6BG9047 2B3KA43G07H881344

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

2004 FORD	EXPLORER	1FMZU73K44ZA90882
2004 FORD	E350 MD	1DR3057 1FTSE34L54HA40694
1994 LEXUS	LS400	JT8UF11E3R0198990

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

1993 BMW	318I	WBACA5316PFG06860
2000 JEEP	CHEROKEE NJ	B37EEC 1J4GW48N3YC207006
2004 CADILLAC	CTS VA	UXX1767 1G6DM577040127202
2005 INFINITI	G35 VA	UTG8118 JNKCV51E95M219608
2003 CHEVROLET	CAVALIER	1G1JC52F537314368
1999 INFINITI	QX4 MD	7CL7358 JNRRAR07Y4XW065673
1996 FOURWINDS	TRAILER MOBIL HOME	47CT20M20T2070883

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

2005 TOYOTA	PRUIS DC	EH2360 JTDKB20U353031816
138861		(2-11)

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**LEGALS**

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

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

IN RE: GUARDIANSHIP OF:  
**LOLA D.**  
Respondent  
**TPR 20-0013**  
CROSS-REFERENCE WITH:  
CINA 19-0240

**NOTICE BY PUBLICATION TO PUTATIVE FATHER**

**To: JOHN DOE, Putative Father**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 20-0013. All persons who believe themselves to be the parent of a female child born on the 24th day of December, 2019 at Southern Maryland Hospital in Clinton, Maryland, to Michelle Lee Doyle, natural mother, date of birth is April 3, 1987 and John Doe, putative father, date of birth unknown shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection by **March 13, 2021** you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason  
Associate Judge  
Seventh Judicial Circuit  
138831 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Joyce Lynne Leapart**

FOR THE CHANGE OF NAME TO:  
**Joyce Davis-Leapart**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00388**

A petition has been filed to change the name of Joyce Lynne Leapart to Joyce Davis-Leapart. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138815 (2-11)

**NOTICE**

IN THE MATTER OF:  
**Jaril Antwan Calhoun**

FOR THE CHANGE OF NAME TO:  
**Erin Danyelle Calhoun**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-00903**

A petition has been filed to change the name of Jaril Antwan Calhoun to Erin Danyelle Calhoun. The latest day by which an objection to the petition may be filed is March 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138816 (2-11)

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