

LEGALS

Stephanie L. Royal
9841 Washingtonian Blvd, Suite 200
Gaithersburg, MD 20878
301-275-9973

Damian J. O'Connor
1501 Farm Credit Drive Suite 2000
McLean, VA 22102
703-748-3400

Jean Galloway Ball
HALE BALL PLC
10511 Judicial Drive
Fairfax, VA 22030
703-591-4900

PRINCE GEORGE'S COUNTY
GOVERNMENT

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

MARCH 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

Jayashriben Patel, President, for a Class A, Beer, Wine and Liquor for the use of Nilkanth Varni, Inc., t/a Village Pump Liquors, 4901 Greenbelt Road, College Park, 20740, transfer from SRJR Enterprises, Inc., t/a Village Pump Liquors, William A. Giddings, Jr., President/Secretary.

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

Rhonda Hall, Managing Member, for a Class D, Beer and Wine for the use of Ladies 1st Cigars, LLC, t/a Ladies 1st Cigars, 6402 Coventry Way, Clinton, 20735.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, March 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 BL.C@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
March 1, 2021

138977 (3-11,3-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD ROSS SR

Notice is given that Howard Ross Jr, whose address is 6319 Morocco Street, Capitol Heights, MD 20743, was on February 4, 2021 appointed Personal Representative of the estate of Howard Ross Sr, 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 4th day of August, 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.

HOWARD ROSS JR
Personal Representative

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

Estate No. 118971

138992 (3-11,3-18,3-25)

LEGALS

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
PERCY WILLIAM STINSON
Estate No.: 116394

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tracie Boyd for judicial probate of the copy of the will dated 10/27/2016 and for the appointment of a personal representative. A VIRTUAL hearing will be held April 28, 2021 at 11:00 AM. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

138984 (3-11,3-18)

LEGALS

Jean Galloway Ball
HALE BALL PLC
10511 Judicial Drive
Fairfax, VA 22030
703-591-4900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE LU PINCHES

Notice is given that Carl Leslie Pinches, whose address is 3227 Autumn Hill Court, Herndon, VA 20171, was on January 28, 2021 appointed Personal Representative of the estate of Marie Lu Pinches, who died on November 6, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th 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.

CARL LESLIE PINCHES
Personal Representative

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

Estate No. 118927

138942 (3-4,3-11,3-18)

PRINCE GEORGE'S COUNTY
GOVERNMENT

**BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 22, 2021 and will be heard on June 22, 2021. Those licenses are:

Class D, Beer and Wine – 17 DW 70, 17 DW 71, 17 DW 72

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, April 14, 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 BL.C@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
March 3, 2021

138978 (3-11,3-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

GINIAL J. MINOR AKA GINIAL
MINOR (DECEASED)
9216 Stuart Lane
Clinton, MD 20735

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-50074

Notice is hereby given this 23rd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9216 Stuart Lane, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of March, 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 23rd day of March, 2021.

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

138933 (3-4,3-11,3-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN COHEN

Notice is given that Emily Ruth Cohen, whose address is 2001 Hamilton Street Unit 1507, Philadelphia, PA 19130, and Leora Ellen Comis, whose address is 11005 Waycroft Way, Rockville, MD 20852, was on February 22, 2021 appointed Co-Personal Representatives of the estate of Melvin Cohen who died on June 28, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2021.

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

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

(2) Two months after the co-personal representatives 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.

EMILY RUTH COHEN
LEORA ELLEN COMIS
Co-Personal Representatives

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

Estate No. 118813

138941 (3-4,3-11,3-18)

LEGALS

TOWN OF NORTH BRENTWOOD

CHARTER AMENDMENT RESOLUTION NO. 01-2021

Introduced by: Councilmember Wiley
Seconded by: Councilmember Baynes
Date of Introduction & Adoption: February 1, 2021

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE TOWN OF NORTH BRENTWOOD AMENDING SECTION 810 (LAPSE OF APPROPRIATIONS), OF THE CHARTER OF THE TOWN OF NORTH BRENTWOOD, MARYLAND THEREBY AUTHORIZING THE CREATION OF A RESERVE OR RESERVE FUNDS TO BE MADE AVAILABLE FOR UNANTICIPATED OR EXTRAORDINARY EXPENSES THAT MAY BE INCURRED, OR FOR ANY OTHER SPECIFIC INTENDED PURPOSE AS AUTHORIZED BY STATE STATUTE OR ORDINANCE; AND AUTHORIZING THE COUNCIL TO APPROPRIATE FUNDS FROM ANY RESERVE ESTABLISHED FOR UNANTICIPATED, EMERGENCY OR EXTRAORDINARY EXPENSES PROVIDED IN THE BUDGET OR OTHER ORDINANCE TO MEET EXTRAORDINARY OR UNANTICIPATED EXPENDITURES; AND PROVIDING THAT RESERVE FUNDS SHALL NOT LAPSE AT THE END OF THE BUDGET YEAR BUT SHALL REMAIN AVAILABLE UNTIL APPROPRIATED AND EXPENDED; AND GENERALLY RELATING TO MUNICIPAL BUDGETING AND FINANCE

Carl Jones, City Clerk
Town North Brentwood
301.699.9699 Office
301.699.1824 Fax

138971 (3-4,3-11,3-18,3-25)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PHYLLIS M. JONES
17005 Longleaf Drive
Bowie, MD 20716

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-13256

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17005 Longleaf Drive, Bowie, MD 20716, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$490,000.00.

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

138914 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ELLEN CELESTE SIRLEAF (DE-
CEASED)
MELTON SIRLEAF (DECEASED)
5609 Duchaine Drive
Lanham, MD 20706

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-36538

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5609 Duchaine Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$293,000.00.

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

138915 (3-4,3-11,3-18)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 30, 2021

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

11:30 A.M.

Notice is hereby given that on Tuesday, March 30, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-004-2021 (DR-2) - AN ACT CONCERNING HOUSING INVESTMENT TRUST FUND-SUSTAINABLE SOURCE OF FUNDING for the purpose of establishing a sustainable source of funding for the Housing Investment Trust Fund by reallocating a certain percentage of the County's recordation taxes to provide support for the fund; requiring certain financing for the fund; permitting the County Council to reduce the percentage dedicated to the Housing Investment Trust Fund when there is a declared national recession; requiring an annual report; and generally relating to the Housing Investment Trust Fund.

CB-005-2021 - AN ACT CONCERNING BUILDING -- AMENDMENTS TO THE INTERNATIONAL BUILDING CODE - PERMITS for the purpose of making a further local amendment to the International Building Code for permits relating to historic sites, unclassified historic resources, or property located in a historic district.

CR-016-2021 - A RESOLUTION CONCERNING LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

CR-017-2021 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving a multi-year Master Lease Agreement to fund essential Prince George's County ("County") technology equipment that is the industry standard for network-attached high-volume storage.

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 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

139053 (3-18,3-25)

LEGALS

Desire Joyner vs Joseph A. Douglas, et al.
Case No: D-07-CV-20-009722

To: Joseph A. Douglas

You are hereby notified that a Complaint for the amount of \$15,000.00 was filed against you in the District Court of Anne Arundel County regarding a motor vehicle collision that occurred on 07/29/18. A copy of the Complaint may be obtained from the clerk's office located at 7500 Governor Ritchie Highway, Glen Burnie, Maryland 21061. This notice will be published for 3 consecutive weeks. You have until 15 days following the latest publication to file a response. Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought.

139078 (3-18,3-25,4-1)

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.

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

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, MARCH 25, 2021
6:00 P.M.

Special Exception Application No. 913- 706 Washington Boulevard Laurel, MD 20707

The Applicant, Ijaz Rahman, is seeking a Special Exception approval to establish and operate a general automotive repair shop at the property located at 706 Washington Boulevard, Laurel, MD 20707

The City of Laurel Board of Appeals will hold a virtual public hearing through Zoom. The meeting will begin at 6:00 p.m. The public is welcome to call in and testify at: #1(301)715-8592 Meeting ID: 991 0340 2872

Call 301-725-5300 Ext. 2303 for more information.

139004 (3-18)

OFFICIAL NOTICE

On March 9, 2021 the Board of Commissioners for the Town of Upper Marlboro adopted "Charter Amendment Resolution No. 01-2021". Said Resolution amends Section 82 of the Charter of the Town of Upper Marlboro, Maryland BY CREATING THE OFFICES OF TOWN ADMINISTRATOR AND CHIEF OF POLICE, AND BY PERMITTING THE OFFICIAL USE OF THE ALTERNATIVE TITLE OF MAYOR BY THE PRESIDENT OF THE BOARD OF COMMISSIONERS, AND MAKING CERTAIN STYLISTIC, GRAMMATICAL AND NON-SUBSTANTIVE CHANGES THERETO. The Charter amendment becomes effective April 28, 2021. Copies are available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772 and online at www.UpperMarlboroMD.gov.

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

139046 (3-18,3-25,4-1,4-8)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
FAMILY MINI ESTATES LLC
FAMILY MINI ESTATES LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4131 34TH ST, MOUNT RAINIER, MD 20712-0000, Parcel No. 17-1953785

ANY UNKNOWN OWNER OF THE PROPERTY 4131 34TH ST, MOUNT RAINIER, MD 20712-0000 Parcel No. 17-1953785, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00076

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1953785 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 21 & S Half of Lt 22 7,800.0000 Sq.Ft. Mount Rainier Blk 1 Assmt \$256,933 Lib 37607 Fl 062

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1953785 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
139029 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

MIN DONG LIN & YING TING WANG
MIN DONG LIN & YING TING WANG
Holly Hill Condominium
Holly Hill Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7226 DONNELL PL, CONDO UNIT: 7226 C1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0527226

ANY UNKNOWN OWNER OF THE PROPERTY 7226 DONNELL PL, CONDO UNIT: 7226 C1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0527226, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00080

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527226 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:

7226-unit C-1 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 32108 Fl 070 Unit 7226 C

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 06-0527226 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
139033 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
TREVOR G, GERALDINE A & SHARON A USHER
Adelphi Terrace Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9272 ADELPHI RD, CONDO UNIT: 9278 304, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1950013

ANY UNKNOWN OWNER OF THE PROPERTY 9272 ADELPHI RD, CONDO UNIT: 9278 304, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1950013, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00077

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1950013 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:

Condominium Un It 302 Bldg 9272 1,794.0000 Sq.Ft. & Imps. Adelphi Terrace Co Assmt \$67,000 Lib 06609 Fl 338 Unit 9278 3

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1950013 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
139030 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

TOSHA CAREY
Serene Townhouse Village Condo.
Serene Townhouse Village Condo.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7952 RIGGS RD, CONDO UNIT: 7952, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1888387

ANY UNKNOWN OWNER OF THE PROPERTY 7952 RIGGS RD, CONDO UNIT: 7952, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1888387, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00078

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888387 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 7952 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V Assmt \$128,333 Lib 40490 Fl 451 Unit 7952

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1888387 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
139031 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
ALEXIS THERESA LATNEY
Holly Hill Condominium
Holly Hill Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7244 DONNELL PL, CONDO UNIT: 7244 C1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0527861

ANY UNKNOWN OWNER OF THE PROPERTY 7244 DONNELL PL, CONDO UNIT: 7244 C1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0527861, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00082

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0527861 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:

7244-unit C-1 1,623.0000 Sq.Ft. & Imps. Holly Hill Condo- Assmt \$52,000 Lib 42272 Fl 012 Unit 7244 C

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 06-0527861 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
139034 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

GREGORY MYERS
Fairmont 5601 Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5601 PARKER HOUSE TER, CONDO UNIT: 412, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3751948

ANY UNKNOWN OWNER OF THE PROPERTY 5601 PARKER HOUSE TER, CONDO UNIT: 412, HYATTSVILLE, MD 20782-0000 Parcel No. 17-3751948, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00083

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3751948 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:

368.0000 Sq.Ft. & Imps. The Fairmont 5601 Assmt \$65,333 Lib 41426 Fl 209 Unit 412

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-3751948 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
139035 (3-18,3-25,4-1)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
LOLA F BARNES & L ERNELLE ROSS
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1419 RAY RD, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1981422

ANY UNKNOWN OWNER OF THE PROPERTY 1419 RAY RD, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1981422, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00084

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1981422 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:

6,300.0000 Sq.Ft. & Imps. Miller Estates Lot 29 Blk B Assmt \$365,233 Lib 06131 596

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1981422, 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
139036 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

PETER & ALICE ODAGBODO
PETER & ALICE ODAGBODO
SANDRE LUSTINE
SANDRE LUSTINE
GARY A. LUSTINE & ROBIN L. COHN
Central Park Condominium
Assoc.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 190 DAIMLER DR, CONDO UNIT: 38, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003622

ANY UNKNOWN OWNER OF THE PROPERTY 190 DAIMLER DR, CONDO UNIT: 38, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003622, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00085

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003622 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:

Condominium Un It 38 3,195.0000 Sq.Ft. & Imps. Central Park Condo Assmt \$146,667 Lib 31538 Fl 558 Unit 38

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003622 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
139037 (3-18,3-25,4-1)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
PETER ODAGBODO
PETER ODAGBODO
SANDRE LUSTINE
SANDRE LUSTINE
Robert J Cerullo, Esq
Central Park Condominium
Assoc.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 114 DAIMLER DR, CONDO UNIT: 14, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003465

ANY UNKNOWN OWNER OF THE PROPERTY 114 DAIMLER DR, CONDO UNIT: 14, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003465, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00086

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003465 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:

3,195.0000 Sq.Ft. & Imps. Central Park Condo Assmt \$146,667 Lib 39502 Fl 006 Unit 14

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003465 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
139038 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

ALLEN & MAGGIE DAVIS
ESTATE OF ALLEN DAVIS
ESTATE OF MAGGIE L DAVIS
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 905 KAREN BLVD, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2010494

ANY UNKNOWN OWNER OF THE PROPERTY 905 KAREN BLVD, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2010494, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00100

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2010494 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:

6,650.0000 Sq.Ft. & Imps. Wilburn Estates Lot 62 Blk C Assmt \$227,467 Lib 03895 Fl 058

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2010494 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
139051 (3-18,3-25,4-1)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

PATRICK M & MEIGAN WEL-COME
Wilmington Savings Fund Society FSB
Wilmington Savings Fund Society FSB
Christiana Trust
Christiana Trust
Christiana Trust
Christiana Trust
Bank of New York Mellon
Bank of New York Mellon
Bierman, Geesing & Ward, Trustees
Kristine D. Brown Et. Al. Trustees
ESTATE OF PATRICK WEL-COME
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7220 25TH AVE, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1857887

ANY UNKNOWN OWNER OF THE PROPERTY 7220 25TH AVE, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1857887, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00079

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1857887 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:

11,413.0000 Sq.Ft. & Imps. Parkside Lot 1 Blk K Assmt \$283,067 Lib 05278 Fl 165

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1857887 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
139032 (3-18,3-25,4-1)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRVIN PATRIC T SUGGS**

Notice is given that Christopher T Suggs Sr, whose address is 12042 Mustardseed Court, Waldorf, MD 20601, was on February 17, 2021 appointed Personal Representative of the estate of Irvin Patric T Suggs, who died on November 10, 2020 without a will.

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

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

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

**13249 WHITEHOLM DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 20, 2005, recorded in Liber 21906, Folio 700 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, 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 30, 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 \$30,000 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. 329823-1)

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

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

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

138972 (3-11,3-18,3-25)

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

**2910 LUMAR DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated November 2, 2005, recorded in Liber 24003, Folio 279 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000.00, 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 30, 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 \$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. 178853-1)

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

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

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

138973 (3-11,3-18,3-25)

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

**4301 BISHOPMILL DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28359, Folio 472 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 6, 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 \$37,000 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. 149845-1)

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

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

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

139005 (3-18,3-25,4-1)

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LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

SHIRLEY H & JOSEPH F VENU TO JR
DEBRA L SALUTE & JAMES L VENU TO
ESTATE OF SHIRLEY H VENU TO
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1301 MADISON ST, HYATTSTVILLE, MD 20782-0000, Parcel No. 17-1974054

ANY UNKNOWN OWNER OF THE PROPERTY 1301 MADISON ST, HYATTSTVILLE, MD 20782-0000 Parcel No. 17-1974054, 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 21-00087**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1974054 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:

8,630.0000 Sq.Ft. & Imps. Sargent Knolls Lot 8 Blk B Assmt \$268,967 Lib 00000 F1 000

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1974054 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
139039 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

KAREN M ROBINSON
KAREN M ROBINSON
MARIA ZAPATA
Fairmont 1001 Condominium
Fairmont 1001 Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 308, HYATTSTVILLE, MD 20782-0000, Parcel No. 17-3753894

ANY UNKNOWN OWNER OF THE PROPERTY 1001 CHILLUM RD, CONDO UNIT: 308, HYATTSTVILLE, MD 20782-0000 Parcel No. 17-3753894, 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 21-00089**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3753894 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 308 368.0000 Sq.Ft. & Imps. The Fairmont 1001 Assmt \$87,333 Lib 41703 F1 330 Unit 308

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-3753894 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
139040 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

CAIRO S MCCAIN
CAIRO S MCCAIN
CAIRO S MCCAIN
Presidential Towers Condominium
Presidential Towers Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 819, HYATTSTVILLE, MD 20783-0000, Parcel No. 17-1934744

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 819, HYATTSTVILLE, MD 20783-0000 Parcel No. 17-1934744, 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 21-00090**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934744 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 819 981,0000 Sq.Ft. & Imps. Presidential Tower Assmt \$68,000 Lib 14212 F1 254 Unit 819

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1934744 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
139041 (3-18,3-25,4-1)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

NERIO ESPINOZA
NERIO ESPINOZA
Presidential Towers Condominium
Presidential Towers Condominium
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: T-11, HYATTSTVILLE, MD 20783-0000, Parcel No. 17-1934272

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: T-11, HYATTSTVILLE, MD 20783-0000 Parcel No. 17-1934272, 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 21-00091**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934272 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 T-11 981.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$60,667 Lib 41417 F1 001 Unit T-11

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 17-1934272 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
139042 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

RICHARD VU
BROOKSQUARE, A CONDO
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5614 LARSON CT, CONDO UNIT: 19, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1988054

ANY UNKNOWN OWNER OF THE PROPERTY 5614 LARSON CT, CONDO UNIT: 19, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1988054, 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 21-00098**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1988054 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:

Phase 4 Bldg 3 A Unit 19 2,501.0000 Sq.Ft. & Imps. Brooksquare A Cond Assmt \$116,000 Lib 39192 F1 084 Unit 19

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-1988054 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
139049 (3-18,3-25,4-1)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

PETER ODAGBODO
PETER ODAGBODO
Central Park Condominium Assoc.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 194 DAIMLER DR, CONDO UNIT: 29, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2003598

ANY UNKNOWN OWNER OF THE PROPERTY 194 DAIMLER DR, CONDO UNIT: 29, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2003598, 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 21-00094**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2003598 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:

Condominium Un It 29 3,195.0000 Ssq.Ft. & Imps. Central Park Condo Assmt \$135,433 Lib 34017 F1 287 Unit 29

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2003598 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
139045 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

FORRESTER SE VENTURES LLC
FORRESTER SE VENTURES LLC
Lexington RML VF Trust I
PREMIUM TITLE & ESCROW, LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1104 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2037083

ANY UNKNOWN OWNER OF THE PROPERTY 1104 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2037083, 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 21-00093**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2037083 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:

Lts 56.57.58.2 5.26.27 12,000.0000 Sq.Ft. & Imps. Gr. Capital Heights Blk 56 Assmt \$198,533 Lib 41518 F1 212

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2037083 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
139044 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

CHRISTHIAN R ALEMAN & KEVIN A REYES
HOMESPIRE MORTGAGE CORPORATION
HOMESPIRE MORTGAGE CORPORATION
HOMESPIRE MORTGAGE CORPORATION
Scott Goldschein
MERS INC.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1126 GLACIER AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2007326

ANY UNKNOWN OWNER OF THE PROPERTY 1126 GLACIER AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2007326, 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 21-00096**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2007326 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:

Lots 42.43.44 6,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 53 Assmt \$207,833 Lib 42303 F1 245

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-2007326 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
139047 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,
v.

FOUNTAIN INVESTMENTS LLC
FOUNTAIN INVESTMENTS LLC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1985878

ANY UNKNOWN OWNER OF THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1985878, 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 21-00099**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1985878 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:

Lots 31.32.33 6,000.0000 Sq.Ft. & Imps. Gr Capitol Heights Blk 20 Assmt \$276,567 Lib 41995 F1 584

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

It is thereupon this 8th day of March, 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 11th day of May, 2021, and redeem the property with Parcel Identification Number 18-1985878 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
139050 (3-18,3-25,4-1)

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Prince George's County
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LEGALS

John Noble, Esquire
451 Hungerford Drive, Suite 616
Rockville, MD 20850
301-762-7200

Hope P. Mookim
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET GROFIC

Notice is given that Barry Grofic, whose address is 12000 Green Court, Glenn Dale, MD 20769, was on March 3, 2021 appointed Personal Representative of the estate of Margaret Grofic who died on February 1, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of September, 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.

BARRY GROFIC
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119766
139048 (3-18,3-25,4-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBIN R. TALIK

Notice is given that John Bullock, whose address is 9417 Silver Fox Turn, Clinton, MD 20735, was on March 8, 2021 appointed Personal Representative of the estate of Robin R. Talik, who died on January 29, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 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 BULLOCK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119710
139052 (3-18,3-25,4-1)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

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

11923 ST. FRANCIS WAY A/R/T/A 11923 SAINT FRANCIS WAY BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 21, 2006, recorded in Liber 25972, Folio 750 among the Land Records of Prince George's County, MD, with an original principal balance of \$607,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 6, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$82,000 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. 75958-1)

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

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

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

139008

(3-18,3-25,4-1)

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

APRIL 6, 2021 AT 11:12 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 \$19,000 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 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

139011

(3-18,3-25,4-1)

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

6934 STODDERT LA. LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated July 27, 2018, recorded in Liber 41287, Folio 288 and re-recorded in Liber 41613, Folio 263 among the Land Records of Prince George's County, MD, with an original principal balance of \$349,200.00, 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

APRIL 6, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 345051-1)

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

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

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

139028

(3-18,3-25,4-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7402 LENHAM DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from El-frieda E. Smith and Mary H. Carroll, dated November 2, 2006, and recorded in Liber 26867 at folio 426 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

APRIL 6, 2021 AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.625% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 # 20-604622)

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

139018

(3-18,3-25,4-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14163 SPRING BRANCH DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Rita L. Butler, dated January 4, 2007, and recorded in Liber 26898 at folio 606 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

APRIL 6, 2021 AT 9:39 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 20-604756)

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

139021

(3-18,3-25,4-1)

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9217 MORLEY RD.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 3, 2011, recorded in Liber 33004, Folio 236 among the Land Records of Prince George's County, MD, with an original principal balance of \$141,324.00, 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 30, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 340453-1)

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

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

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

138974 (3-11,3-18,3-25)

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

**10107 OLD INDIAN HEAD RD.
A/R/T/A 10107 OLD INDIAN HEAD RD. SOUTH
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006, recorded in Liber 26553, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$370,400.00, 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 23, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$43,000 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. 333425-1)

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

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

ALEX COOPER AUCTS., INC.
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www.alexcooper.com

138919 (3-4,3-11,3-18)

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

**823 BERKSHIRE DR.
HYATTSVILLE, MD 20783**

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

MARCH 23, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 339366-1)

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

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

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

138923 (3-4,3-11,3-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8311 BELLA VISTA TERRACE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Gwendolyn M. Wooten and Estate of Vernon W. Wooten, dated November 21, 2006, and recorded in Liber 26560 at folio 529 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

**APRIL 6, 2021
AT 9:41 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.35% 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 # 18-604085)

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

139023 (3-18,3-25,4-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1836 METZEROTT RD 1912
HYATTSVILLE, MARYLAND 20783**

By virtue of the power and authority contained in a Deed of Trust from Estate of Mutombo Kankonde, dated May 26, 2006, and recorded in Liber 25272 at folio 488 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland 20772, on

**APRIL 6, 2021
AT 9:43 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 \$10,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.99% 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 # 19-603665)

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

139025 (3-18,3-25,4-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**2811 LAKEHURST AVENUE
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Joe R. Richbow and Arlene D. Taliaferro, dated May 15, 1998, and recorded in Liber 12282 at folio 699 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

**APRIL 6, 2021
AT 9:42 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8% 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 # 2013-39411)

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

139024 (3-18,3-25,4-1)

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

**15005 PUFFIN CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29380, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, 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 23, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 100428-5)

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

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

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

138920 (3-4,3-11,3-18)

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

**1412 BILLINGS AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 28362, Folio 707 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00, 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 23, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$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. 346074-1)

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

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

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

138921 (3-4,3-11,3-18)

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

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

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

MARCH 23, 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 more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of 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. 349505-1)

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

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

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838
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138922 (3-4,3-11,3-18)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7303 HAVRE TURN
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,425.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 30, 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 \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

138970 (3-11,3-18,3-25)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT electronic bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at <http://discovery.ariba.com/profile/AN01496591158> until April 21, 2021 at 11:59 p.m. local prevailing time for the following project:

**LONGFIELD DRAINAGE IMPROVEMENTS
941-H (E)**

2. **Contract Documents.**

Contract documents are only available for download at the following websites:

- eMaryland Marketplace Advantage (eMMA) <https://emma.maryland.gov/> The project can be found by project name or Project ID No. BFM022864
- SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. **Project Description:**

Project will provide effective storm drainage for a neighborhood that currently has inadequate conveyance systems. The neighborhood was constructed in the 1950's prior to any drainage or Storm Water Management (SWM) regulations. To resolve the drainage issues, DPW&T is designing and installing storm drain systems and underdrains to tie the existing system in Cross Street. Proposed storm drains will extend north on Pinevale Avenue, Pumphrey Drive, and Springdale Avenue. Bump outs will also be added to provide some SWM. The existing storm water conveyance system is a mix of curb and gutter/open ditch/driveway culverts and no defined system.

4. **Minimum Qualifications:**

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Quantity	Unit	Description
775	LF	18 INCH, REINFORCED CONCRETE PIPE, CLASS IV
537	LF	24 INCH, REINFORCED CONCRETE PIPE, CLASS IV
1,560	SY	8 INCH PORTLAND CEMENT CONCRETE PAVEMENT FOR
890	TON	HMA SUPERPAVE 9.5 MM FOR SURF ACE, PG 64S -22, LEVEL 2
1,030	TON	HMA SUPERPAVE 12.5 MM FOR

LEGALS

1,675	TON	SURFACE, PG 64S-22, LEVEL HMA SUPERPAVE 19.0 MM FOR WEDGE AND LEVEL, PG 64S-
4,480	SY	4 INCH GRADED AG GREGA T E BASE COURSE
5,485	SY	6 INCH GRADED AGGREGATE BASE COURSE
1,909	LF	CHAIN LINK FENCE
2,545	SF	4 INCH CONCRETE SIDEWALK
7,592	SY	PLACING FURNISHED TOPSOIL 4 INCH DEPTH
7,592	SY	TURFGRASS SOD ESTABLISHMENT

6. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Price Bid shall be enclosed in a sealed envelope and marked separately as follows:

Solicitation Name
Solicitation Number
Bidder Name and Contact Information
(Contact name, address, phone number, and email address)

7. **Bid Security.** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. **Bonding.** A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsive.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, **Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.**

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on March 24, 2021 at 11:00 a.m. local time, via Zoom at <https://zoom.us/j/97436870661?pwd=WUE0ckhkQXdcUFVxdXlkUmttZudzO9> or join using meeting I.D.: Meeting ID: 974 3687 0661 Passcode: 657042

By Authority of Angela D. Alsbrooks
County Executive

138995 (3-11,3-18,3-25)

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Prince George's County
Since 1932*

LEGALS

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

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

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

You must reclaim these vehicles by: **03/29/2021**

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

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

2005	VOLKSWAGEN	JETTA	3VWSF71K75M600855
1996	DODGE	RAM 1500	3B7HC13Y4TM147473
1993	FORD	F-750	1FDNF70J5PVA08299
		CONTINENTAL BOAT TRAILER	8288195849
1996	TOYOTA	TERCEL DC	FY0605 JT2AC52L3T0140685

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

2012	CHEVROLET	CRUZE	1G1PJ55C3C7400686
1999	GMC	YUKON	1GKEK13R2XR901168
2008	DODGE	CALIBER	1B3HB48B78D638049
2013	SATURN	VUE	5GZCZ23D57S819113
1998	LINCOLN	MARK VII	1LNFM92V9WY686489
1993	TOYOTA	COROLLA	2T1AE09E0PC032290

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

2004	mitsubishi	galant	2T1AE09E0PC032290
2003	mitsubishi	eclipse	MD 6DX3450 4A3AB36F44E076628
2001	CHEVROLET	impala	VA UXB8433 4A3AE75H43E054404
2007	SATURN	vue	MD 4CJ1960 2G1WH55K219147088
2007	CHEVROLET	uplander	VA UTV9614 5GZCZ53497S837017
1997	JEEP	cherokee	1GNDV33177D216298
2004	DODGE	ram 1500	DC AQ3882 1GNDV33177D216298
2000	VOLKSWAGEN	golf	1D7HA18N04S746941

139055 (3-18)

LEGALS

PUBLIC NOTICE

**PRINCE GEORGE'S COUNTY
DRAFT
FY 2022 ANNUAL ACTION PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT**

The Prince George's County Draft Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of five (5) days. The public comment period will end on March 22, 2021. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website:

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

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2022 to address priority needs and specific objectives identified in the FY 2021-2025 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

The FY 2022 AAP is based on the U.S. Department of Housing and Urban Development (HUD)'s Federal FY 2020 (County FY 2021) formula allocations with estimated entitlement allocations for each activity that may be proportionally adjusted to match the actual funding allocations upon notification from HUD. The estimated FY 2022 formula allocations for the County are: CDBG - \$5,506,072 plus \$344,311 in Program Income; HOME - \$2,132,723 plus \$1,072,095 in Program Income; and ESG - \$441,932 plus \$441,932 in Matching Funds.

Proposed CDBG – funded projects:

• CDBG Program Income Activities	\$ 344,311.00
• Affordable Housing	\$1,976,716.00
• Economic Development	\$ 400,000.00
• Planning & Administration	\$1,032,352.00
• Public Facilities & Infrastructure	\$1,008,311.00
• Public Services	<u>\$ 744,382.00</u>
Total:	\$5,506,072.00

Proposed HOME-funded projects:

• HOME Program Income Activities	\$1,072,095.00
• Homebuyer Activities	\$ 0.00
• Multi-Family Rental Housing Construction & Rehabilitation Program	\$1,492,907.00
• CHDO Set-Aside Activities	\$ 319,908.00
• CHDO Operating Assistance	\$ 106,636.00
• HOME Administration	<u>\$ 213,272.00</u>
Total:	\$3,204,818.00

Proposed ESG – funded projects:

• Emergency Shelter	\$ 219,934.00
• Street Outreach	\$ 18,000.00
• Homeless Management Information System	\$ 32,550.00
• Rapid Re-housing	\$ 75,000.00
• Homelessness Prevention	\$ 75,000.00
• ESG Administration	\$ 21,448.00
• ESG Match	<u>\$ 441,932.00</u>
Total:	\$ 883,864.00

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

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

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

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: March 18, 2021

139056 (3-18)

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

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

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

You must reclaim these vehicles by: **03/29/2021**

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

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

2005	ISUZU	ASCENDER	MO	D40BL	4NUET16M456701324
2004	DODGE	DAKOTA			1D7HG48N44S774368
2009	TOYOTA	TERCEL	MD	4EF3485	2G1W757K191123225

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

1997	BMW	328i	NC	FEM9722	WBACD3321VAV19802
1995	CHEVROLET	TAHOE	VA	UUL9157	3GNEK18K7SG112750
2010	CHEVROLET	IMPALA	DC	DU9370	2G1WB5EK3A1150646

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

2016	FORD	CMAX	MD	193612T	1FADP5BU3GL119136
1996	HONDA	ACCORD	VA	26252T	1HGCD563XTA003889

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

2012	CHEVROLET	MALIBU	DC	ES1376	1G1ZB5E00CF263056
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139057 (3-18)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH CLAY HOPKINS

Notice is given that Kenneth L. Hopkins, whose address is P.O. Box 561, Romney, WV 26757, was on December 16, 2020 appointed Personal Representative of the estate of Kenneth Clay Hopkins, who died on October 11, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 16th 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.

KENNETH L. HOPKINS
Personal Representative

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

Estate No. 119039
138991 (3-11,3-18,3-25)

JOAN M WILBON
1120 Connecticut Ave NW
Suite 1020
Washington, DC 20036
202-737-7458

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DWAIN WALTER DAVID

Notice is given that Nadine Akers-Mitchell, whose address is 5706 7th Street NW, Washington, DC 20011, was on January 22, 2021 appointed Personal Representative of the estate of Dwain Walter David, who died on March 22, 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 22nd 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.

NADINE AKERS-MITCHELL
Personal Representative

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

Estate No. 118122
138990 (3-11,3-18,3-25)

ROBERT Y. CLAGETT, ATTORNEY
14804 Pratt Street
Upper Marlboro, MD 20772
301-627-3325

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE MYERS SLIKER

Notice is given that Marguerite J. Sliker, whose address is 5810 Green Landing Rd., Upper Marlboro, MD 20772, was on December 22, 2020 appointed Personal Representative of the estate of George Myers Sliker 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 22nd 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.

MARGUERITE J. SLIKER
Personal Representative

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

Estate No. 119068
138986 (3-11,3-18,3-25)

LEGALS

MATTHEW J. DYER, ESQ
P.O. Box 358
Upper Marlboro, MD 20773
301-627-5222

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSS EUGENE SPACH SR

Notice is given that Ross E Spach Jr, whose address is 8250 Leight Court, Owings, MD 20736, was on January 5, 2021 appointed Personal Representative of the estate of Ross Eugene Spach Sr who died on September 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 5th 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.

ROSS E SPACH JR
Personal Representative

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

Estate No. 118862
138985 (3-11,3-18,3-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN RUTH HEDRICK

Notice is given that Jeannie Lynne Ramberg, whose address is 38999 Derr Lane, Mechanicsville, MD 20659, was on January 26, 2021 appointed Personal Representative of the estate of Joan Ruth Hedrick who died on November 23, 2020 with a will.

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

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

JEANNIE LYNNE RAMBERG
Personal Representative

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

Estate No. 119076
138987 (3-11,3-18,3-25)

Hope P. Mookim
Ralph Powers, Jr., P.C.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STANLEY PETTERMON

Notice is given that Ransome Peterman, Jr., whose address is 919 East Columbus Drive, Tampa, FL 33605, was on February 9, 2021 appointed Personal Representative of the estate of Stanley Pettermon, who died on November 15, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of August, 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.

RANSOME PETERMAN, JR.
Personal Representative

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

Estate No. 119406
138994 (3-11,3-18,3-25)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

SARAH O'NEAL (DECEASED)
1126 Booker Drive
Capitol Heights, MD 20743
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-19464

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1126 Booker Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138916 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

CARESHA LEE
3807 Swann Road, Unit 301
Suitland, MD 20746
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-12062

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3807 Swann Road, Unit 301, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$57,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138934 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

STEVEN PYLES (DECEASED)
5719 Fisher Road
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16655

Notice is hereby given this 25th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5719 Fisher Road, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 March, 2021.

The report states the purchase price at the Foreclosure sale to be \$199,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138936 (3-4,3-11,3-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMANUEL DAMASCUS
AKPAN

Notice is given that Imoh E. Akpan, whose address is 2817 63rd Avenue, Cheverly, MD 20785, was on January 13, 2021 appointed Personal Representative of the estate of Emmanuel Damascus Akpan, who died on May 11, 2020 without a will.

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

All persons having any objection to the appointment 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.

IMOHE E. AKPAN
Personal Representative

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

Estate No. 115496
138988 (3-11,3-18,3-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES JACKSON

Notice is given that Jasmine Perry, whose address is 4244 Suitland Road Apt 104, District Heights, MD 20746, was on February 3, 2021 appointed Personal Representative of the estate of Delores Jackson who died on September 16, 2019 with a will.

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

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.

JASMINE PERRY
Personal Representative

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

Estate No. 115496
138988 (3-11,3-18,3-25)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
MARGARET LIVELY
Estate No.: 116275

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a petition has been filed by David E. Grover for judicial probate for the appointment of a personal representative. A video hearing will be held April 13, 2021 at 11:00 AM.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

138983 (3-11,3-18)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

JANELLE B. CARTER
10404 Twin Knoll Way
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16669

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10404 Twin Knoll Way, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 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 8th day of April, 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
139001 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MORDECAI BROWER (DECEASED)
MARY BROWER (DECEASED)
3505 Burleigh Drive
Bowie, MD 20721
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-18307

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3505 Burleigh Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 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 8th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$360,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139002 (3-11,3-18,3-25)

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

Table with columns: YEAR, MAKE, MODEL, VIN. Contains vehicle details for years 2007, 2002, 2008, 2005, 2010, 2001, 1999, 2007, and 139054.

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

BARBARA BROOKS
5707 Alan Drive
Clinton, MD 20735
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16675

Notice is hereby given this 25th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5707 Alan Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 March, 2021.

The report states the purchase price at the Foreclosure sale to be \$264,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138937 (3-4,3-11,3-18)

THE PRINCE GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260

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together!*

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