

**LEGALS**

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

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

**13804 WESTVIEW FOREST DRIVE  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy, and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 19, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140370 (9-30,10-7,10-14)

**LEGALS**

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

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

**7603 FONTAINEBLEAU DRIVE, UNIT 2327  
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Mary Hicks, dated May 14, 2008 and recorded in Liber 29784, Folio 686 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$247,350.00, and an original interest rate of 2.71%, 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 **OCTOBER 19, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

140371 (9-30,10-7,10-14)

**LEGALS**

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

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

**4800 49TH AVENUE  
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Safi Dinga, dated September 27, 2002 and recorded in Liber 16381, Folio 443, and re-recorded at Liber 42957, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,850.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 26, 2021 AT 11:30AM.**

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 \$12,000.00 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  
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Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

140426 (10-7,10-14,10-21)

**LEGALS**

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

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

**7312 WALKER MILL ROAD  
CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Leon Cole and Brenda Cole aka Brenda C. Cole aka Brenda Thomas, dated November 20, 2006, and recorded in Liber 27507 at folio 276 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, on

**OCTOBER 26, 2021  
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-601959)

**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

140424 (10-7,10-14,10-21)

**LEGALS**

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

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

**4806 MEDORA DRIVE  
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Enid Agnes Swanee, dated June 8, 2006, and recorded in Liber 25881 at folio 331 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, on

**OCTOBER 26, 2021  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.05% 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 # 18-603612)

**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

140425 (10-7,10-14,10-21)

**LEGALS**

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

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

**2213 FOREST GLADE LANE  
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Kalik A Housen, dated September 21, 2016, and recorded in Liber 38730 at folio 292 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, on

**NOVEMBER 2, 2021  
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$24,000,000.00 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 # 18-602115)

**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

140477 (10-14,10-21,10-28)

**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**

**1432 ALBERT DR.  
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated June 13, 2008, recorded in Liber 29827, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 26, 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343393-1)

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

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

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

140431 (10-7,10-14,10-21)

**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**

**1122 DRUM AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008, recorded in Liber 29675, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,500.00, 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

**OCTOBER 26, 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 \$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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336466-1)

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

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

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

140432 (10-7,10-14,10-21)

**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**

**3542 65TH AVE., UNIT #8A  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated November 17, 2005, recorded in Liber 25512, Folio 374 among the Land Records of Prince George's County, MD, with an original principal balance of \$199,000.00, 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

**NOVEMBER 2, 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 described as Unit Eight A in the condominium known as "Phase 8, The Oaks at Sixty-Fifth Condominium II" 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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 207422-2)

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

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

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

140457 (10-14,10-21,10-28)

**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

**OCTOBER 26, 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 \$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 to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 75958-1)

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

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

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

140433 (10-7,10-14,10-21)

**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**

**2005 ODE RD.  
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 24086, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$103,583.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 26, 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340393-1)

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

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

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

140435 (10-7,10-14,10-21)

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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

**10225 EVERLEY TERRACE  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Tracy Y Jackson, dated August 28, 2017 and recorded in Liber 40151, Folio 456 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,500.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 26, 2021 AT 11:30AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

140427 (10-7,10-14,10-21)

## LEGALS

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

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

**3203 STONESBORO ROAD  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards aka Ranjit Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 # 2013-42372)

**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

140473 (10-14,10-21,10-28)

## 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: **10/26/2021**

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

1992 GMC C6		1GDJ6H1P3NJ506691
2003 CHEVROLET C4		1GBE4F1133F506674
2013 YAMAHA XVS650 DC	MR3682	JYAVM01E6DA138657
2018 TOYOTA CAMRY MD	1E19131	4T1B11HKXJ5U27048
1999 CHEVROLET EXPRESS MD	AEV38T	1GBHG31J7K1127781
2003 LINCOLN NAVIGATOR		5LMFU28R13LJ05526
2019 FORD TRANSIT		1FTYR2CM2KKA58816
2004 FORD F250 MD	6AT1283	1FTNX20P54EC00164
2014 CHEVROLET EXPRESS MD	1EJ2715	1GCSGAFX8E1112304
2014 CHEVROLET EXPRESS MD	6EE8007	1GCWGFBA7E1167858
2001 CHEVROLET EXPRESS MD	5BL7622	1GCHG35R811240013
2000 CHEVROLET ASTRO DC	FW1251	1GCDM19W8YB127193
1998 CHEVROLET TAHOE MD	8CM3280	1GNEK13R7WJ352003

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

2016 CHEVROLET EXPRESS MD	6DW2566	1GCZGFG8G1296924
2004 TOYOTA COROLLA		2T1BR12E61C464592
2007 CHEVROLET SUBURBAN DC	FK0079	1GNFK16317J241735
2005 JEEP CHEROKEE		1J4HR58225C527761

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

2020 CARRY-ON TRAILER	CARRY-ON TRAILER		4YMBCL121LH087895
1987 FORD F-150 MD	341198T	1FTDF159HNA92728	
2000 LINCOLN NAVIGATOR VA	URF5850	5LMFU28A1YLJ28645	
2007 BMW X3		WBXP93447WF20093	
2003 LEXUS ES		JTHBF30G730137218	
2006 CADILLAC CTS		1G6DP577260172233	
1997 DODGE RAM VAN MD	Z86955	2B6HB21Y6VK504124	
1997 TOYOTA TACOMA		4TAWN72N5VZ301780	
2003 CHEVROLET SUBURBAN MD	8EA1361	3GNFK16ZK3G205543	
2004 JAGUAR XTYPE TX	7532Y12	SAJEB52D64XD72490	
2016 HONDA ACCORD		1HGCT1B87GA008504	

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

2004 BMW 330		WBAEW53454PG11669
2013 BMW X6 MD	7DN9097	5UXFG8C59DL591993
2006 VOLKSWAGEN JETTA MD	99647CH	3VWVWJ71K16M677741
2008 NISSAN ALTIMA		1N4BL24E48C118683
1995 NISSAN KING CAB WA	11062	1N6HD16Y73C373125
2005 HYUNDAI SONATA		KMHWF35H35A114418
2002 BMW 325XI		WBAEU33402PH86449
2008 KIA SPORTAGE		KNDJ7E23687508255

140503 (10-14)

## LEGALS

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

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

**7750 BURNSIDE ROAD  
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester MEEKINS, dated November 20, 2017, and recorded in Liber 40395 at folio 8 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021  
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 18-603131)

**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

140475 (10-14,10-21,10-28)

## LEGALS

## COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 26, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 26, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-085-2021 - A RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving a multi-year funding agreement (the "Funding Agreement") to secure the obligations related to the special obligation refunding bonds (the "Bonds") issued pursuant to CB-XXX-2021 (the "Refunding Act") in connection with the National Harbor Project, but only to the extent amounts in the Tax Increment Fund and Special Taxing District Fund (as such terms are defined in the Refunding Act) are not sufficient to meet all the obligations related to the Bonds as described in the Refunding Act.

**CR-099-2021 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of committing and allocating the Villas at Langley project, an eligible activity not originally funded, the amount of One million, two hundred eighty-six thousand, five hundred sixty dollars (\$1,286,560) in Housing Investment Trust Fund ("HITF") Program funds for gap financing of preservation of affordable housing.

**CR-103-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development in order to allow for change in the use of Community Development Block Grant ("CDBG") Program funds, in the amount of Two hundred fifty thousand, Two hundred eighty-eight dollars (\$250,288) from existing activities to other existing eligible activities; by adding eligible CDBG Program activities not originally funded or described in the FY 2022 Annual Action Plan; and by changing the description of a CDBG Program activity originally described in the FY 2022 Annual Action Plan.

**CR-104-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing and Community Development in order to allow for change in the use of Emergency Solutions Grants COVID-19 ("ESG-CV") Program funds, in the amount of Three million, Four hundred thousand, Eight hundred ten dollars (\$3,400,810) from existing activities to an existing eligible activity.

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

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

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

140498 (10-14,10-21)

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

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

**1710 MYSTIC AVENUE  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Sharon Y. Smith aka Sharon Yvette Smith, dated August 14, 2006, and recorded in Liber 25958 at folio 150 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021  
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 # 19-603130)

**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

140476 (10-14,10-21,10-28)

## 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

**10716 DRAGOO PL.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated March 1, 2007, recorded in Liber 27501, Folio 271 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 19, 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 \$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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 72407-1)

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

140375 (9-30,10-7,10-14)

## 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

**10303 TWIN KNOLL WAY  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated July 20, 2005, recorded in Liber 22962, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$359,000.00, 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

**NOVEMBER 2, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 345777-1)

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

140459 (10-14,10-21,10-28)

## 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

**914 NEWINGTON CT.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2007, recorded in Liber 29079, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,828.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 19, 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 80669-1)

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

140376 (9-30,10-7,10-14)

## 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

**10118 BIGNONIA DR.  
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2003, recorded in Liber 18942, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,499.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 26, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 198191-2)

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

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

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

140434 (10-7,10-14,10-21)

## LEGALS

### ORDER OF PUBLICATION

ANGELICA BROWN

vs.

ALFRED C. GILKESSON SR.,  
Et Al.

Plaintiff

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Action No. CAE 21-07163**

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

Owner: Alfred C. and Mary L. Gilkesson, Sr.  
Address: Collington Road,  
Bowie, MD

Description: 3.26 AC, Map 46,  
Grid F4, Par 63  
Account No: Tax Account:  
07-0729327

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

It is thereupon this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland,

**ORDERED**, that notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 2021, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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  
140384 (9-30,10-7,10-14)

## NOTICE

Diane S. Rosenberg  
Mark D. Meyer  
John A. Ansell, III  
Maurice Obrien  
Rosenberg & Associates, LLC  
4340 East West Highway, Suite 600  
Bethesda, MD 20814

Substitute Trustees  
Plaintiff(s)

vs.

Estate of Barbara A. Carter  
7209 Greeley Road  
Landover, MD 20785

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-19457**

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 7209 Greeley Road, Landover, MD 20785, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$230,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140380 (9-30,10-7,10-14)

### ORDER OF PUBLICATION

Winifred Faris

vs.

Sam Davenport

Plaintiff

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Civil Action No. CAE 21-07162**

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

Owner: Sam Davenport  
Address: Jolly Drive,  
Fort Washington, MD

Description: 20,387 SF, Oaklawn  
Manor, Lot 15 BI G  
Account No: Tax Account:  
09-0923243

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

It is thereupon this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland,

**ORDERED**, that notice be given by the insertion of a copy of this order in some newspaper having general circulation in Prince George's County once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 2021, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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  
140383 (9-30,10-7,10-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SAMUEL LEONARD ANDERSON**

Notice is given that Lori L. Anderson, whose address is 14130 Reverend Rainsford Court, Upper Marlboro, MD 20772, was on September 16, 2021 appointed Personal Representative of the estate of Samuel Leonard Anderson, who died on June 29, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of March, 2022.

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

(1) Six months from the date of the decedent's death, 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.

**LORI L ANDERSON**  
Personal Representative

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

Estate No. 121461

140392 (9-30,10-7,10-14)

## LEGALS

### NOTICE

Diane S. Rosenberg  
Mark D. Meyer  
Maurice Obrien  
Bradley Harris  
Rosenberg & Associates, LLC  
4340 East West Highway, Suite 600  
Bethesda, MD 20814

Substitute Trustees  
Plaintiff(s)

vs.

Estate of Juan Antonio Magana  
Ana Magana  
3216 Dallas Drive  
Temple Hills, MD 20748

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-01938**

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 3216 Dallas Drive, Temple Hills, MD 20748, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$309,662.59.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140379 (9-30,10-7,10-14)

## NOTICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3 c/o PHH Mortgage Corporation 1 Mortgage Way Mt. Laurel, New Jersey

Plaintiffs,

vs.

SANDRA F. HARRIS (DECEASED)  
6707 Eldridge Street  
Hyattsville, MD 20784

Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 21-02761**

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6707 Eldridge Street, Hyattsville, MD 20784, 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 October, 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 October, 2021.

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140403 (9-30,10-7,10-14)



LEGALS

VIRTUAL PUBLIC HEARING  
CITY OF LAUREL MAYOR AND CITY COUNCIL  
MONDAY, OCTOBER 25, 2021  
LAUREL MUNICIPAL CENTER  
8103 SANDY SPRING ROAD  
LAUREL, MD  
6:00 P.M.

Text Amendment No. 259- Ordinance No. 1987 Code Update

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," ARTICLE I "ZONING," §20-1.3 "RELATIONSHIP TO THE CITY OF LAUREL MASTER PLAN," §20-1.7 "DEFINITIONS," §20-1.11 "ANNEXATION OF ADDITIONAL AREA TO CITY" §20-1.12 "CONSTRUCTION AND INTERPRETATION OF ARTICLE; GENERAL PROVISIONS", §20-2.1 "BUILDING PERMITS; USE AND OCCUPANCY PERMITS", §20-2.2 "PLANS, PLATS, AND INFORMATION TO ACCOMPANY APPLICATIONS FOR PERMITS", §20-2.3 "CONDITIONS", §20-2.4 "TEMPORARY USE PERMIT", §20-2.5 "ISSUANCE OF USE AND OCCUPANCY PERMIT", §20-2.7 "APPLICATION FOR USE AND OCCUPANCY PERMITS; INSPECTION OF PREMISES, ISSUANCE OF CERTIFICATE OF COMPLIANCE, AND PERMIT", §20-2.8 "SUSPENSION/REVOCACTION OF USE AND OCCUPANCY PERMIT", §20-3.1 "WHAT CONSTITUTES VIOLATIONS; CONTINUING VIOLATION", §20-3.2 "COMPLIANCE WITH AND ENFORCEMENT OF ARTICLE; COMPLAINTS AS TO ALLEGED VIOLATION" §20-3.3 "PROCEDURE UPON VERIFICATION OF VIOLATION; PENALTIES" §20-3.4 "EXTENSION OF GRACE PERIOD", §20-4.4 "POWERS AND DUTIES", §20-4.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC." §20-4.6 "CITY ADMINISTRATOR, CITY SOLICITOR, AND OTHER OFFICERS AND EMPLOYEES", §20-6.16 "SCHEDULE OF AREA, YARD, AND HEIGHT REGULATIONS FOR RESIDENTIAL USES", §20-7.8 "TABLE OF COMMERCIAL USES", §20-9.5 "TABLE OF INDUSTRIAL USES", §20-10.5 "PARKING REGULATIONS", §20-13.11 "AMENDMENT TO REVITALIZATION OVERLAY AREA MAP", §20-15.2 "ZONING DISTRICTS" §20-15.3 "SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF ONE METER OR LESS" §20-15.4 "COMMERCIAL, OFFICE BUILDING, AND INDUSTRIAL ZONES; SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF TWO METERS OR LESS", §20-25.4 "POWERS AND DUTIES", §20-25.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC.", §20-25.6 "REGULAR MEETING DATES", §20-25.7 "CITY ADMINISTRATOR, CITY SOLICITOR, DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND BUSINESS SERVICES, AND OTHER OFFICERS AND EMPLOYEES", §20-26.1 "AUTHORITY", §20-26.2 "HISTORY, COMPOSITION, AND OPERATION" §20-26.3 "PURPOSE", §20-26.5 "REVIEW OF APPLICATIONS", §20-26.13 "DEMOLITION", ARTICLE VI "ROADS AND SIDEWALKS", §20-42.5 "AUTHORITY OF THE DIRECTOR"; AND PROVIDING FOR AN EFFECTIVE DATE.

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

140438 (10-7,10-14)

**The Prince George's Post**  
Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

NOTICE

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

Plaintiffs

vs.

Scaffold F Forte

Defendant

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

CIVIL NO. CAEF 20-12932

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13113 Shinnecock Drive, Silver Spring, Maryland 20904 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$540,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140441 (10-7,10-14,10-21)

NOTICE

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

Plaintiffs

vs.

Carl K. Brennan, Leroy Brennan, III and Donna T. Brennan

Defendants

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

CIVIL NO. CAEF 20-00046

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4805 Newland Road, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$252,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140443 (10-7,10-14,10-21)

NOTICE

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

vs.

Estate of Jeffrey M. Banas and Leeann Banas

Defendants

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

CIVIL NO. CAEF 20-01882

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2515 Red Cedar Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$478,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140444 (10-7,10-14,10-21)

NOTICE

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

vs.

Rachelle Lawrence aka Rachelle I Lawrence

Defendant

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

CIVIL NO. CAEF 21-01622

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2331 Pembroell Place, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$203,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140445 (10-7,10-14,10-21)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTONETTE CHARMAINE GIBBON

Notice is given that Rackaeta Gibbon, whose address is 12817 Carousel Court, Upper Marlboro, MD 20772, was on September 22, 2021 appointed Personal Representative of the estate of Antonette Charmaine Gibbon, who died on April 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 (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 March, 2022.

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

(1) Six months from the date of the decedent's death, 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.

RACKAETA GIBBON  
Personal Representative

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

Estate No. 121547  
140391 (9-30,10-7,10-14)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY COLLEEN HIETT

Notice is given that Terri A. March-Safbom, whose address is 8636 Skyward Court, Las Vegas, NV 89145, was on September 9, 2021 appointed Personal Representative of the estate of Nancy Colleen Hiatt, who died on July 1, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 2022.

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

(1) Six months from the date of the decedent's death, 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.

TERRI A. MARCH-SAFBOM  
Personal Representative

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

Estate No. 121930  
140393 (9-30,10-7,10-14)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.  
Substitute Trustees

vs.

JEANNE V. FIELDS  
7820 Hanover Parkway, #102  
Greenbelt, MD 20770-2610  
Defendant(s)

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

Civil Action No. CAEF 19-27529

Notice is hereby given this 29th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7820 Hanover Parkway, #102, Greenbelt, MD 20770-2610, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of October, 2021, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of October, 2021, next.

The Report of Sale states the amount of the sale to be One Hundred Nine Thousand Dollars (\$109,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk

140439 (10-7,10-14,10-21)

LEGALS

NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

CODY M. COLEMAN  
TONI COLEMAN  
2602 Wintergreen Avenue  
District Heights, MD 20747  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-11771

Notice is hereby given this 30th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2602 Wintergreen Avenue, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of November, 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 1st day of November, 2021.

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

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

True Copy—Test:  
Mahasin El Amin, Clerk

140440 (10-7,10-14,10-21)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND M. HARVEY

Notice is given that William F Calhoun, whose address is 775 Sykesville Road, Sykesville, MD 21784, was on August 2, 2021 appointed Personal Representative of the estate of Raymond M Harvey who died on December 2, 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 2nd day of February, 2022.

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

(1) Six months from the date of the decedent's death, 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.

WILLIAM F CALHOUN  
Personal Representative

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

Estate No. 119481  
140395 (9-30,10-7,10-14)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL LEE PATTON

Notice is given that Tracie Arnold, whose address is 308 Wilson Boulevard S.W., Glen Burnie, MD 21061, was on July 23, 2021 appointed Personal Representative of the estate of Michael Lee Patton, who died on June 16, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2022.

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

(1) Six months from the date of the decedent's death, 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.

TRACIE ARNOLD  
Personal Representative

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

Estate No. 131319  
140453 (10-7,10-14,10-21)



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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1001 CHILLUM ROAD APT 112  
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Claudius A. George, dated August 27, 2012, and recorded in Liber 33970 at folio 509 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, on

NOVEMBER 2, 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 18-601298)

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

140478 (10-14,10-21,10-28)

NOTICE

IN THE MATTER OF:  
Yeabsera Workineh Mekonnen

FOR THE CHANGE OF NAME TO:  
Yeabsera Wondirad

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-11485

A petition has been filed to change the name of (Minor Child(ren)) Yeabsera Workineh Mekonnen to Yeabsera Wondirad. The latest day by which an objection to the petition may be filed is November 2, 2021.

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

140460 (10-14)

NOTICE

IN THE MATTER OF:  
Ejiroghene Amroma

FOR THE CHANGE OF NAME TO:  
Ejiroghene Onosorhue

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-11455

A petition has been filed to change the name of Ejiroghene Amroma to Ejiroghene Onosorhue. The latest day by which an objection to the petition may be filed is November 2, 2021.

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

140461 (10-14)

NOTICE

IN THE MATTER OF:  
ARLENETTE MARIE FOOTES

FOR THE CHANGE OF NAME TO:  
Arletette Marie Footes

In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-11522

A petition has been filed to change the name of ARLENETTE MARIE FOOTES to Arletette Marie Footes. The latest day by which an objection to the petition may be filed is November 2, 2021.

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

140462 (10-14)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, OCTOBER 4, 2021**

**CHARTER AMENDMENT RESOLUTION NUMBER CA-22-01 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-20-02 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON MARCH 30, 2020.** A CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Municipal Charter of the City of Seat Pleasant (as published in *Municipal Charters of Maryland*, Vol. 8, 2020 Replacement Edition and January 2018 Supplement) for the purposes of creating a New section Article XVI of the City Charter titled State of Emergency. Declaring a Local State of Emergency provides local governments with the powers necessary to coordinate and implement plans aimed at protecting people and property during a disaster. For example, A declaration of emergency is necessary to secure mutual disaster aid from Local, State and Federal Agencies. A declaration of emergency also permits a local governing body to promulgate orders and regulations necessary for the protection of life and property, such as imposing a curfew and ordering the demolition of unsafe structures. Furthermore, declaring a local state of emergency ensures that the local government and its officials and employees are immune from liability when exercising their official duties during an emergency. The Charter Amendment Resolution shall be deemed a fair summary; and generally relating to the governance of the City of Seat Pleasant.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

140504 (10-14,10-21,10-28,11-4)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, OCTOBER 4, 2021**

**CHARTER AMENDMENT RESOLUTION NUMBER CA-22-02 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-05 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON OCTOBER 19, 2020.** A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in *Municipal Charters of Maryland*, Vol. 9 (2020 Replacement Edition and October 2020 Supplement) for purpose of providing that all such officials and department and agency heads shall have the authority to accept legal documents, administer the oath to officials in the absence of the Mayor, or Clerk of Circuit of Courts of Prince George's County and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

140507 (10-14,10-21,10-28,11-4)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, OCTOBER 4, 2021**

**CHARTER AMENDMENT RESOLUTION NUMBER CA-22-03 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-06 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON DECEMBER 7, 2020.** A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in *Municipal Charters of Maryland*, Vol. 10 (2020 Replacement Edition and October 2020 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

140505 (10-14,10-21,10-28,11-4)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Jackson Anthony Olmedo Alas

FOR THE CHANGE OF  
NAME TO:  
Jackson Anthony Olmedo Alas

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11524

A petition has been filed to  
change the name of (Minor  
Child(ren)) Jackson Anthony  
Olmedo Alas to Jackson Anthony  
Olmedo Alas.

The latest day by which an objection  
to the petition may be filed is  
November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140463 (10-14)

**NOTICE**

IN THE MATTER OF:  
Edward Lee Brown

FOR THE CHANGE OF  
NAME TO:  
Edward Lee Brown

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11537

A petition has been filed to  
change the name of Edward Lee  
Brown to Edward Lee Brown.

The latest day by which an objection  
to the petition may be filed is  
November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140464 (10-14)

**LEGALS**

**Early Notice and Public Review of a Proposed  
Activity Impacting a Wetland**

Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
(301) 883-5539

To: All interested Agencies, Groups, and Individuals

This is to give notice that Prince George's County has determined that the following proposed action under the Community Development Block Grant (CDBG) Program and U.S. Department of Housing and Urban Development (HUD) grant number B-19-UC-24-0002 will impact a wetlands area, and Prince George's County will be identifying and evaluating practicable alternatives to locating the action in the vicinity of a wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The purpose of the project is to improve environmental conditions in the project area. The project area includes Davey Street from west of Capitol Heights Boulevard to Sultan Avenue, Capitol Heights Boulevard from Davey Street to Chamber Avenue, and Chamber Avenue from Capitol Heights Boulevard to Central Avenue in the Town of Capitol Heights, Prince George's County. The type of assistance includes, in part, proposed funding from the Community Development Block Grant (CDBG) Program. The type of wetland impacted is riverine. Natural and beneficial functions that will result from the project include capture and infiltration of stormwater and a reduction of peak runoff to Watts Branch. No values (e.g., recreational, educational, scientific, historic, or cultural) of the wetland potentially will be adversely affected by the activity.

There are three primary purposes for this notice. First, people who may be affected by activities affecting wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the vicinity of the wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the vicinity of wetlands, it must inform those who may be put at greater or continued risk.

**Topic: Community Forum for Town of Capitol Heights (CDBG Project)**  
**Time: October 26, 2021 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting  
<https://mypgc.zoom.us/j/88627338065>

Meeting ID: 886 2733 8065  
Passcode: 866165  
One tap mobile  
+13017158592,,88627338065#,,,,\*866165# US (Washington DC)  
8778535247,,88627338065#,,,,\*866165# US Toll-free

Dial by your location  
+1 301 715 8592 US (Washington DC)  
877 853 5247 US Toll-free  
Meeting ID: 886 2733 8065  
Passcode: 866165  
Find your local number: <https://mypgc.zoom.us/j/88627338065>

Join by SIP  
[88627338065@zoomcrc.com](https://mypgc.zoom.us/j/88627338065)

Join by H.323  
162.255.37.11 (US West)  
162.255.36.11 (US East)  
Meeting ID: 886 2733 8065  
Passcode: 866165

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, call the Department of Housing and Community Development at (301) 883-5540 or TTY (301) 669-2544 or submit the request via email to [KKJones@co.pg.md.us](mailto:KKJones@co.pg.md.us).

Written comments must be received by Prince George's County at the following address on or before November 12, 2021: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774; Attention: Linda G. Kruelle, Environmental Review Officer and telephone number (301) 883-5539. A PDF of the full description of the project may be requested via email to [lgkruelle@co.pg.md.us](mailto:lgkruelle@co.pg.md.us). Comments may also be submitted via email to the same address.

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: October 14, 2021

140491 (10-14)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, OCTOBER 4, 2021**

**CHARTER AMENDMENT RESOLUTION NUMBER CA-22-04 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-08 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON MAY 3, 2021.** A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in *Municipal Charters of Maryland*, Vol. 11 (2021 Replacement Edition and March 2021 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

140506 (10-14,10-21,10-28,11-4)

**LEGALS**

**Aviso temprano y revisión pública de una Actividad  
Propuesta que afecta un humedal**

Departamento de Vivienda y Desarrollo Comunitario  
Condado de Prince George  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
(301) 883-5539

Para: Todas las agencias, grupos e individuos interesados

Esto es para notificar que el Condado de Prince George ha determinado que la siguiente acción propuesta bajo el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y la subvención número B-19-UC-24-0002 del Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE. UU. un área de humedales, y el Condado de Prince George identificará y evaluará alternativas prácticas para ubicar la acción en las cercanías de un humedal y los impactos potenciales en el humedal de la acción propuesta, como lo requiere la Orden Ejecutiva 11990, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C Procedimientos para tomar determinaciones sobre el manejo de llanuras aluviales y la protección de humedales. El propósito del proyecto es mejorar las condiciones ambientales en el área del proyecto. El área del proyecto incluye Davey Street desde el oeste de Capitol Heights Boulevard hasta Sultan Avenue, Capitol Heights Boulevard desde Davey Street hasta Chamber Avenue y Chamber Avenue desde Capitol Heights Boulevard hasta Central Avenue en la ciudad de Capitol Heights, Condado de Prince George. El tipo de asistencia incluye, en parte, la financiación propuesta del Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG). El tipo de humedal afectado es ribereño. Las funciones naturales y beneficiosas que resultarán del proyecto incluyen la captura e infiltración de aguas pluviales y una reducción de la escorrentía máxima a Watts Branch. Ningún valor (por ejemplo, recreativo, educativo, científico, histórico o cultural) del humedal se verá potencialmente afectado negativamente por la actividad.

Hay tres propósitos principales para este aviso. En primer lugar, las personas que puedan verse afectadas por las actividades que afecten a los humedales y aquellas que tengan interés en la protección del medio ambiente natural deberían tener la oportunidad de expresar sus preocupaciones y proporcionar información sobre estas áreas. Se alienta a los comentaristas a ofrecer sitios alternativos fuera de la vecindad del humedal, métodos alternativos para cumplir el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. En segundo lugar, un programa de aviso público adecuado puede ser una herramienta educativa pública importante. La difusión de información y la solicitud de comentarios públicos sobre los humedales pueden facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la modificación de estas áreas especiales. En tercer lugar, como cuestión de justicia, cuando el gobierno federal determina que participará en acciones que se realicen en las proximidades de los humedales, debe informar a quienes puedan correr un riesgo mayor o continuado.

**Tema: Foro comunitario para la ciudad de Capitol Heights (Proyecto CDBG)**  
**Hora: 26 de octubre de 2021 06:00 PM Hora del Este (EE. UU. Y Canadá)**

Unirse a la reunión de Zoom  
<https://mypgc.zoom.us/j/88627338065>

ID de la reunión: 886 2733 8065  
Código de acceso: 866165  
Móvil con un toque  
+13017158592` 88627338065 # ,,,, \* 866165 # EE. UU. (Washington DC)  
8778535247` 88627338065 # ,,,, \* 866165 # Llamada gratuita en EE. UU.

Marque por su ubicación  
+1301715 8592 EE. UU. (Washington DC)  
877853 5247 Llamada gratuita en EE. UU.

ID de la reunión: 886 2733 8065  
Código de acceso: 866165  
Encuentre su número local:  
<https://mypgc.zoom.us/j/88627338065>

Unirse por SIP  
88627338065@zoomcrc.com

Únase por H.323  
162.255.37.11 (Oeste de EE. UU.)  
162.255.36.11 (Este de EE. UU.)  
ID de la reunión: 886 2733 8065  
Código de acceso: 866165

Se pueden ofrecer servicios de interpretación y lenguaje de señas para personas con problemas de audición. Para solicitar estos servicios, llame al Departamento de Vivienda y Desarrollo Comunitario al (301) 883-5540 o TTY (301) 669-2544 o envíe la solicitud por correo electrónico a [KKJones@co.pg.md.us](mailto:KKJones@co.pg.md.us).

Los comentarios escritos deben ser recibidos por el Condado de Prince George en la siguiente dirección el 12 de noviembre de 2021 o antes: Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, 9200 Basil Court, Suite 306, Largo, MD 20774; Atención: Linda G. Kruelle, Oficial de Revisión Ambiental y número de teléfono (301) 883-5539. Se puede solicitar un PDF de la descripción completa del proyecto por correo electrónico a [lgkruelle@co.pg.md.us](mailto:lgkruelle@co.pg.md.us). Los comentarios también pueden enviarse por correo electrónico a la misma dirección.

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

Por autoridad de:  
Aspasia Xypolia, Directora  
Departamento de Vivienda y Desarrollo Comunitario  
Condado de Prince George  
9200 Basil Court, Suite 500  
Largo, Maryland 20774

Fecha: 14 de octubre de 2021

140492 (10-14)

**The Prince George's Post**  
Call: 301-627-0900 | Fax: 301-627-6260

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Emem Francis Udonsah

FOR THE CHANGE OF  
NAME TO:  
Emem Udonsah Olaosun

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11552

A petition has been filed to  
change the name of Emem Fran-  
cis Udonsah to Emem Udonsah  
Olaosun.

The latest day by which an objection  
to the petition may be filed is  
November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140465 (10-14)

**NOTICE**

IN THE MATTER OF:  
Ritaj Yaecob Mussa

FOR THE CHANGE OF  
NAME TO:  
Ritaj Yaecob Omer

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-10479

A petition has been filed to  
change the name of (Minor  
Child(ren)) Ritaj Yaecob Mussa to  
Ritaj Yaecob Omer.

The latest day by which an objection  
to the petition may be filed is  
November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140466 (10-14)



**LEGALS**

**ORDER OF PUBLICATION**

WAYNE WRIGHT  
5705 Camp Springs Ave  
Temple Hills, MD 20748

v. Plaintiff

INTERNATIONAL SECURITY  
CAPTL MANGMNT LLC  
s/o Alphonso A Tillman, Resident  
Agent  
3737 Branch Ave Suite 116  
Temple Hills, MD 20748

and

Prince George's County, Maryland  
s/o Stephen J. McGibbon,  
Director of Finance  
14741 Governor Oden Bowie Drive  
Room 3200  
Upper Marlboro, MD 20772

and

Attorney General's Office for  
Maryland  
s/o Angela D. Alsobrooks, County  
Executive's Office/County Attorney  
Office of Law/County Adminis-  
tration Bldg.  
14741 Governor Oden Bowie Dr.,  
Ste 5121  
Upper Marlboro MD 20772

and

All unknown owners of the prop-  
erty described Below; all heirs, de-  
visees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and  
all persons having or claiming to  
have any interest in the property  
and premises situate in Brandywine,  
\* Election District of Prince George's  
County, known as 1190198  
Cedarville Rd and described as Lot  
Size 1.05 Acres Being known as Ac-  
count 119098 on the Tax Roll of the  
Director of Finance.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 21-07155**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption from tax sale on the  
property known as 1190198  
Cedarville Rd in Prince George's  
County, State of Maryland, sold by  
the Director of Finance of Prince  
George's County, State of Maryland  
to Wayne Wright, the Plaintiff.

A DESCRIPTION of the property  
in substantially the same form as the  
description appearing on the Cer-  
tificate of Tax Sale is as follows: Lot  
Size 1.05 Acres, Known as 1190198  
Cedarville Rd.

The complaint states among other  
things that the amount necessary for  
redemption has not been paid.

It is thereupon this 22nd day of  
September, 2021, by the Circuit  
Court for Prince George's County,  
Ordered, that notice be given by the  
insertion of a copy of this Order in  
some newspaper having a general  
circulation in Prince George's  
County once a week for three con-  
secutive weeks, warning all persons  
interested in the property to appear  
in this Court by the 11th day of No-  
vember, 2021, and redeem the prop-  
erty and answer the Complaint or  
thereafter a final judgment will be  
entered foreclosing all rights of re-  
demption in the property and vesting  
in the Plaintiff a title to said  
property in Fee Simple, free of all  
liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140385 (9-30,10-7,10-14)

**LEGALS**

**NOTICE**

JEREMY K. FISHMAN, et al.  
Substitute Trustees

vs.

ESTATE OF CARL MACK  
PERSONAL REPRESENTATIVE  
CORA LEE MACK  
7625 Normandy Road  
Landover, MD 20785

and

CORA LEE MACK  
7625 Normandy Road  
Landover, MD 20785

Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Civil Action No. CAEF 19-10213**

Notice is hereby given this 27th  
day of September, 2021, by the Cir-  
cuit Court for Prince George's  
County, Maryland, that the sale of  
the property mentioned in these  
proceedings and described as 7625  
Normandy Road, Landover, MD  
20785, made and represented by Je-  
remy K. Fishman, Samuel D.  
Williamowsky, and Erica T. Davis,  
Substitute Trustees, will be ratified  
and confirmed unless cause to the  
contrary thereof be shown on or be-  
fore the 27th day of October, 2021,  
next, provided a copy of this NOT-  
ICE be inserted in some newspa-  
per published in said County once  
in each of three successive weeks  
before the 27th day of October, 2021,  
next.

The Report of Sale states the  
amount of the sale to be One Hun-  
dred Sixty Nine Thousand Sixty  
Dollars (\$169,060.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140430 (10-7,10-14,10-21)

**ORDER OF PUBLICATION**

WAYNE WRIGHT  
5705 Camp Springs Ave  
Temple Hills, MD 20748

v. Plaintiff

TONI ANETTE HILL  
2266 Wakefield Circle  
Waldorf, MD 20602

and

Prince George's County, Maryland  
s/o Stephen J. McGibbon,  
Director of Finance  
14741 Governor Oden Bowie Drive  
Room 3200  
Upper Marlboro, MD 20772

and

Attorney General's Office for  
Maryland  
s/o Angela D. Alsobrooks, County  
Executive's Office/County Attorney  
Office of Law/County Adminis-  
tration Bldg.  
14741 Governor Oden Bowie Dr.,  
Ste 5121  
Upper Marlboro MD 20772

and

All unknown owners of the prop-  
erty described Below; all heirs, de-  
visees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and  
all persons having or claiming to  
have any interest in the property  
and premises situate in Brandywine,  
\* Election District of Prince George's  
County, known as 0829986 Horse-  
head Rd and described as Lot Size 1  
Acre Being known as Account  
0829986 on the Tax Roll of the Direc-  
tor of Finance.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 21-07154**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption from tax sale on the  
property known as 0829986 Horse-  
head Rd in Prince George's County,  
State of Maryland, sold by the Di-  
rector of Finance of Prince George's  
County, State of Maryland to Wayne  
Wright, the Plaintiff.

A DESCRIPTION of the property  
in substantially the same form as the  
description appearing on the Cer-  
tificate of Tax Sale is as follows: Lot  
Size 1 Acre, Known as 0829986  
Horsehead Rd.

The complaint states among other  
things that the amount necessary for  
redemption has not been paid.

It is thereupon this 22nd day of  
September, 2021, by the Circuit  
Court for Prince George's County,  
Ordered, that notice be given by the  
insertion of a copy of this Order in  
some newspaper having a general  
circulation in Prince George's  
County once a week for three con-  
secutive weeks, warning all persons  
interested in the property to appear  
in this Court by the 11th day of No-  
vember, 2021, and redeem the prop-  
erty and answer the Complaint or  
thereafter a final judgment will be  
entered foreclosing all rights of re-  
demption in the property and vesting  
in the Plaintiff a title to said  
property in Fee Simple, free of all  
liens and encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140386 (9-30,10-7,10-14)

**ORDER OF COURT**

CHRISTOPHER HARRIS,  
Plaintiff,  
v.  
EUNICE AWOYEMI,  
Defendant.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAD 21-04420**

ORDERED, on this 27th day of  
September, 2021, by the Circuit  
Court for Prince George's County  
Maryland, that the DEFENDANT,  
EUNICE AWOYEMI, is hereby not-  
ified that the PLAINTIFF, CHRIS-  
TOHER HARRIS, has filed a  
Complaint for Absolute Divorce on  
April 16, 2021. The Complaint in  
substance alleges that since March 2,  
2020, Plaintiff and Defendant have  
lived apart in separate residences,  
without interruption or sexual inter-  
course for twelve months or more  
before the date of filing of the Com-  
plaint for Absolute Divorce.

Accordingly, it is  
ORDERED, that this Order shall  
be published at least once a week in  
each of three successive weeks in  
one or more newspapers of general  
circulation published in Prince  
George's County, Maryland in ac-  
cordance with Maryland Rule 2-  
122(a)(2), said publication to be  
completed by the 27th day of Octo-  
ber 2021, and it is further;

ORDERED, that this Order shall  
be posted at the Court House door  
in accordance with Maryland Rule  
2-122(a)(1), said posting to be com-  
pleted by the 27th day of October,  
2021, and it is further;

ORDERED, THAT THE DEFEN-  
DANT, EUNICE AWOYEMI, IS  
HEREBY WARNED THAT FAIL-  
URE TO FILE AN ANSWER OR  
OTHER DEFENSE ON OR BEFORE  
THE 26TH DAY OF NOVEMBER,  
2021, MAY RESULT IN THE CASE  
PROCEEDING AGAINST HER BY  
DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140429 (10-7,10-14,10-21)

**ORDER OF PUBLICATION**

TALBORT TABOR  
1405 S FERN ST #90077  
ARLINGTON, VA 22202

v. Plaintiff,

DEYSI ESCOBAR  
ANGELA ESCOBAR  
FIDELITY & TRUST MORTGAGE,  
INC.  
ROBERT N. TYSON, JR., TRUSTEE  
PRINCE GEORGE'S COUNTY,  
MARYLAND

and

All unknown owners of the Prop-  
erty described below, their heirs, de-  
visees, personal representatives and  
executors, administrators, grantees,  
assigns, or successors in right, title,  
interest, and any and all persons  
having or claiming to have any  
leasehold or any other interest in the  
Property and premises situate, de-  
scribed as:

1,802.0000 Sq.Ft. & Imps. Riggs Hill  
Condo  
Account No: 17-1877380  
known as address of  
7401 18th Ave, Unit 6  
Hyattsville, MD 20783-4316

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case No: CAE 21-02763**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty sold by the Collector of Taxes  
for Prince George's County, Mary-  
land and the State of Maryland to  
the Plaintiff in this proceeding:

1,802.0000 Sq.Ft. & Imps. Riggs Hill  
Condo  
Account No: 17-1877380;  
known as 7401 18th Ave, Unit 6 Bldg  
F  
address of 7401 18th Ave, Unit 6,  
Hyattsville, MD 20783-4316

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

It is thereupon on this 27th day of  
September, 2021, by the Circuit  
Court for Prince George's County,

ORDERED, that notice be given  
by the insertion of a copy of this  
Order in some newspaper having a  
general circulation in Prince  
George's County once a week for 3  
successive weeks before the 22nd  
day of October, 2021, warning all  
persons interested in the property to  
appear in this Court by the 30th day  
of November, 2021, and redeem the  
property and answer the Complai-  
nt, or thereafter a Final Judg-  
ment 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  
140428 (10-7,10-14,10-21)

**LEGALS**

BT ARNETT, ESQ.  
BT ARNETT, P.C.  
1 Research Court, Suite 450  
Rockville, Maryland 20850  
240-350-8968

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LUIS LEE GANAWAY JR

Notice is given that Patricia Fer-  
rell, whose address is 2403 Afton  
Street, Temple Hills, Maryland  
20748, was on September 30, 2021  
appointed Personal Representative  
of the estate of Luis Lee Ganaway Jr,  
who died on August 24, 2021 with-  
out a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 30th day of  
March, 2022.

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

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

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

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

PATRICIA FERRELL  
Personal Representative

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

Estate No. 122398  
140451 (10-7,10-14,10-21)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

AARON LAWSON  
JOYCE LAWSON  
8479 Snowden Oaks Place  
Laurel, MD 20708

Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-05336**

Notice is hereby given this 24th  
day of September, 2021, by the Cir-  
cuit Court for Prince George's  
County, Maryland, that the sale of  
the property mentioned in these  
proceedings and described as 8479  
Snowden Oaks Place, Laurel, MD  
20708, made and reported by the  
Substitute Trustee, will be RATI-  
FIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 25th day of  
October, 2021, provided a copy of  
this NOTICE be inserted in some  
weekly newspaper printed in said  
County, once in each of three succes-  
sive weeks before the 25th day of  
October, 2021.

The report states the purchase  
price at the Foreclosure sale to be  
\$245,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
140402 (9-30,10-7,10-14)

Robert E. Richards  
11253-B Lockwood Drive  
Silver Spring, MD 20901  
301-593-6220

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JUAN HERNANDEZ  
A/K/A JUAN PABLO HERNANDEZ

Notice is given that Milagro E.  
Hernandez, whose address is 15720  
Leeland Road, Upper Marlboro,  
MD 20774, was on September 17,  
2021 appointed Personal Represen-  
tative of the estate of Juan Hernan-  
dez, a/k/a Juan Pablo Hernandez,  
who died on February 5, 2021 with-  
out a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 17th day of  
March, 2022.

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

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

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

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

MILAGRO E. HERNANDEZ  
Personal Representative

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

Estate No. 122271  
140394 (9-30,10-7,10-14)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

EOLA E. REID (DECEASED)  
12508 Sir Walter Drive  
Glenn Dale, MD 20769

Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-21113**

Notice is hereby given this 24th  
day of September, 2021, by the Cir-  
cuit Court for Prince George's  
County, Maryland, that the sale of  
the property mentioned in these  
proceedings and described as 12508  
Sir Walter Drive, Glenn Dale, MD  
20769, made and reported by the  
Substitute Trustee, will be RATI-  
FIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 25th day of  
October, 2021, provided a copy of  
this NOTICE be inserted in some  
weekly newspaper printed in said  
County, once in each of three succes-  
sive weeks before the 25th day of  
October, 2021.

The report states the purchase  
price at the Foreclosure sale to be  
\$301,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140401 (9-30,10-7,10-14)

**LEGALS**

ROBERT Z. BOHAN  
175 Admiral Cochrane Drive  
Suite 102  
Annapolis, MD 21401  
410-266-7660

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALICE KACZMAREK

Notice is given that Allen Kacz-  
marek, whose address is 168 Polling  
House Road, Harwood, MD 20776,  
was on August 26, 2021 appointed  
Personal Representative of the estate  
of Alice Kaczmarek who died on  
April 11, 2021 with a will.

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

All persons having any objection  
to the appointment (or to the pro-  
bate of the decedent's will) shall file  
their objections with the Register of  
Wills on or before the 26th day of  
February, 2022.

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

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

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

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

ALLEN KACZMAREK  
Personal Representative

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

Estate No. 121303  
140396 (9-30,10-7,10-14)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

REBECCA WILLIAMS  
WILLIE WILLIAMS, SR (DE-  
CEASED)  
135 South Huron Drive  
Oxon Hill, MD 20745

Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-23646**

Notice is hereby given this 22nd  
day of September, 2021, by the Cir-  
cuit Court for Prince George's  
County, Maryland, that the sale of  
the property mentioned in these  
proceedings and described as 135  
South Huron Drive, Oxon Hill, MD  
20745, made and reported by the  
Substitute Trustee, will be RATI-  
FIED AND CONFIRMED, unless  
cause to the contrary thereof be  
shown on or before the 22nd day of  
October, 2021, provided a copy of  
this NOTICE be inserted in some  
weekly newspaper printed in said  
County, once in each of three succes-  
sive weeks before the 22nd day of  
October, 2021.

The report states the purchase  
price at the Foreclosure sale to be  
\$257,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140381 (9-30,10-7,10-14)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

**LEGALS**

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

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

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

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

**OCTOBER 26, 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 101090-3)

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

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

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

140436 (10-7,10-14,10-21)

**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**

**109 69TH ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated August 29, 2013, recorded in Liber 35224, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$112,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**OCTOBER 26, 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 \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 197120-6)

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

140437 (10-7,10-14,10-21)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, OCTOBER 19, 2021**

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

**10:00 A.M.**

**Notice is hereby given that on Tuesday, October 19, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:**

**CR-87-2021 - A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2021 CYCLE OF AMENDMENTS)** for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
<b>Western Branch</b>				
21/W-01 Huntington Parcel 345 District 4	1 single-family detached unit with a minimum 2,362 SF of livable space; minimum sales price of \$450,000 29 C-2; Parcel 345	.2680 R-R	5	3
21/W-02 Charles Property District 4	1 single-family detached unit with a minimum 4,900 SF of livable space; minimum sales price of \$650,000; 37 B-2; Parcel 21	1.85 R-R	5	3
21/W-03 Hawkins Property District 6	18 single-family detached units with a minimum 3,500 SF of livable space; minimum sales price of \$600,000; 45 F-3; Parcels 5, 118 & 123	22.29 R-E	5	4
21/W-04 Prince George's County Boys and Girls Club District 6	No development currently proposed. Requesting to revert to Category 6 for permanent well and septic system usage. 62 C-1; Parcel 74	40 R-O-5	5	6
<b>Piscataway</b>				
21/P-01 Miller Property District 8	189 single-family detached units with a minimum 2,000 SF of livable space; minimum sales price of \$400,000 96 E-4; Parcel 310	87.14 R-R	5	4
21/P-02 Warren Property District 9	2 buildings consisting of 38,000 SF of floor area to encompass a warehouse/truck maintenance facility and office 135 D-3; Parcel 30	6.09 I-1	5	4
<b>Countywide Redesignations</b>				
District 1	WSSC Grid 221NE06		5	3
District 4	WSSC Grid 210NE11 WSSC Grid 212NE11		5 S5	3 S3
District 6	WSSC Grid 205SE08		S5	S3
District 8	WSSC Grid 210SE04/05 WSSC Grid 215SW01		5 S5	3 S3
District 9	WSSC Grid 221SE01 WSSC Grid 221SE01		5/4 S5	3 S3

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

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

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

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

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

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

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

**ATTEST:**  
Donna J. Brown  
Clerk of the Council

140448 (10-7,10-14)

Catherine E. Stavely, Esquire  
Stavely & Sallitto Elder Law, LLC  
124 South Street, Suite 1  
Annapolis, Maryland 21401  
410-268-9246

**NOTICE TO CREDITORS OF A SETTLOR OF A REVOCABLE TRUST**

To all persons interested in the trust of Betty J. Burke:

This is to give notice that Betty J. Burke died on or about March 19, 2021. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Michelle Backus, whose address is 34 Colony Crossing, Edgewater, Maryland 21037, is now the trustee.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six (6) months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:

- A verified written statement of the claim indicating its basis;
- The name and address of the claimant;
- If the claim is not yet due, the date on which it will become due;
- If the claim is contingent, the nature of the contingency;
- If the claim is secured, a description of the security; and
- The specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Michelle Backus  
Trustee

Dates of publication: **September 30, October 7 and October 14, 2021.**

140404 (9-30,10-7,10-14)

**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

**OCTOBER 19, 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 \$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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 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

140373 (9-30,10-7,10-14)

Call 301-627-0900  
for a quote.

**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, OCTOBER 19, 2021**

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

**10:00 A.M.**

**Notice is hereby given that on Tuesday, October 19, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:**

**CB-046-2021 (DR-2) - AN ACT CONCERNING STORMWATER MANAGEMENT AND RESIDENTIAL RESILIENCE RETROFIT PROGRAM** for the purpose of providing for certain definitions; establishing and administering the Stormwater Management and Residential Resilience Retrofit Program; providing for eligibility requirements; providing for certain rebates; providing for a certain increase in certain residential lifetime rebate ceilings; providing for an increase in certain municipal stormwater management projects under certain conditions; providing for conservation landscaping; providing for certain funding; providing for certain reporting; and generally relating to the Stormwater Management and Residential Resilience Retrofit Program.

**CB-049-2021 (DR-3) - AN ORDINANCE CONCERNING C-O ZONE** for the purpose of permitting development of multifamily residential uses by right in the C-O (Commercial-Office) Zone of Prince George's County, under certain circumstances.

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

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

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

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

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

**ATTEST:**  
Donna J. Brown  
Clerk of the Council

140447 (10-7,10-14)



**LEGALS**

**COUNTY COUNCIL HEARING**

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

THURSDAY, OCTOBER 28, 2021

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

5:00 P.M.

Notice is hereby given that on Thursday, October 28, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**CR-097-2021 - A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN: FISCAL YEAR ("FY") 2021-2025 AND ANNUAL ACTION PLAN: FY 2022** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2021-2025 Consolidated Plan for Housing and Community Development and the Prince George's County FY 2022 Annual Action Plan for Housing and Community Development by including the FY 2021-2025 Section 3 Action Plan.

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

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

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

140499 (10-14,10-21)

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2006	TOYOTA	CAMRY	4T1CE38P76U622805
2008	NISSAN	ALTIMA	1N4BL21E08C154309
2005	HONDA	CIVIC	JHMES96615S008067
2004	DODGE	CARAVAN	1D4GP24RX4B592650
1999	FORD	TAURUS	1FAPP53U8XG179672
2012	NISSAN	SENTRA	3N1AB6AP2CL619786
2011	AUDI	S5	WAUVVAFR9BA063482
2008	MERCEDES-BENZ	CL550	WDDEJ71X88A017292
2006	VOLKSWAGEN	PASSAT	VWVWAK73C66P176905
2006	NISSAN	MURANO	JN8AZ08W86W532173
2005	FORD	TAURUS	1FAPP53255A260420
140500			(10-14)

**LEGAL NOTICE  
CITY OF BOWIE, MD**

Ordinance O-5-21 Amending Bowie City Code Chapter 2, "Administration", Article II, "Personnel System", Division 7, "Benefits - Leave, Insurance, Retirement, etc.", Section 2-55, "Holidays" to Add Juneteenth National Independence Day to the List of Holidays for City Employees.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on October 4, 2021.

Alfred D. Lott  
City Manager

140479 (10-14)

**LEGAL NOTICE  
CITY OF BOWIE, MD  
PUBLIC HEARING**

Ordinance O-6-21 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022 to Appropriate Funds to Award a Contract to the University of Baltimore Jacob France Institute for the Preparation of an Economic Development Strategy and Action Plan.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on October 4, 2021.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, October 18, 2021 in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

Alfred D. Lott  
City Manager

140480 (10-14)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

REGULAR SESSION

OCTOBER 26, 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**

Franklin De La Rosa, Authorized Person, Fanny Fernandez, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Franklin & Fernandez Associates, LLC, t/a **Leyla's Cafe**, 5607 Sargent Road, Hyattsville, 20782 transfer from Leyla's Cafe, Inc., t/a Leyla's Cafe, 5607 Sargent Road, Hyattsville, 20782, Yolanda Navarrete, President/Secretary/Treasurer

Shantukumar Patel, Sole Member, for a Class A, Beer, Wine & Liquor for the use of Dev Krupa, LLC, t/a **Livingston Woods Liquors**, 7408 Livingston Road, Oxon Hill, 20745 transfer from Livingston Woods Spirits, Inc., t/a Livingston Woods Liquors, 7408 Livingston Road, Oxon Hill, 20745, Shamsher Shamsher, President.

Vera Nikolaeva, President/Secretary/Treasurer, for a Class A, Beer, Wine & Liquor for the use of Triangle Liquors, Inc., t/a **Drinx Market**, 1409 Ritchie Marlboro Road, Capitol Heights 20743 transfer from Triangle Liquors, Inc., t/a Drinx Market, 1408 Ritchie Marlboro Road, Capitol Heights, 20743, Andrey Nikolaeva, President/CEO.

**NEW- DISTILLERY PERMIT**

Arthur Schmidt, Co-Owner, for a Distillery Permit, for the use of Sangfried Distilling, LLC, t/a **Schmidt Spirits**, 10360 Southard Drive, Beltsville, 20705.

**NEW- CLASS B(AE), BEER,  
WINE AND LIQUOR**

Jeffery Miskiri, Owner, for a Class B(AE), Beer, Wine and Liquor for the use of Suga & Spice, LLC, t/a **Suga & Spice**, 5557 Baltimore Avenue, Suite 100, Hyattsville, 20781.

**NEW- CLASS B, BEER, WINE  
AND LIQUOR**

Robert L. Dawkins, President, Diana M. Dawkins, Vice President, for a Class B, Beer, Wine and Liquor for the use of Oasis Bar & Grill, LLC, t/a **Oasis Bar & Grill**, 4501/4555 Woodberry Street, Riverdale Park, 20737.

Yutao Gao, President, for a Class B, Beer, Wine and Liquor for the use of GAO IGROUP, Inc., t/a **Iron Pig Grill & Bar**, 6107 Greenbelt Road, College Park, 20740.

Heath Wilkins, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Krab King, LLC, t/a **Krab King**, 5720 Crain Highway, Upper Marlboro, 20772.

Chandra Moore, President, Tara Pendergrast, Vice President, Shannon Jordan, Secretary for a Class B, Beer, Wine and Liquor for the use of Mix and Mingle, Inc., t/a **Mix and Mingle Coffee Lounge**, 8923 Woodyard Road, Clinton, 20735.

Christopher Ojo, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Ameriflag Limited Liability Company, t/a **Notes & Jokes**, 23 C Street, Laurel, 20707.

Ruben D. Adrae, Member-Manager/Sole Member for a Class B, Beer, Wine and Liquor for the use of Galaxy 21, LLC, t/a **Galaxy 21**, 2031 University Blvd East, Suite B, Hyattsville, 20781.

Jian Zheng, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of CDJ of New Carrollton, LLC, t/a **Crab Du Jour**, 8305-8307 Annapolis Road, New Carrollton, 20784.

Kang Chen, Owner, for a Class B, Beer, Wine and Liquor for the use of The Twisted Crab - Bowie Towne Mall, LLC, t/a **The Twisted Crab Seafood and Bar**, 15535 Emerald Way #E11E, Bowie, 20716.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, October 26, 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 [BLCC@co.pg.md.us](mailto:BLCC@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  
October 6, 2021

140490 (10-14,10-21)

**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 November 23, 2021 and will be heard on January 25, 2022. Those licenses are:

Class B, Beer, Wine and Liquor - 17 BL 83, 17 BL 84, 17 BL 85

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, November 10, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLCC@co.pg.md.us](mailto:BLCC@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  
October 7, 2021

140489 (10-14,10-21)

**LEGALS**

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**CRAIG RICARDO ARTHURS**  
Estate No.: 119056

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Laverne Thomas and Danielle Hawkins for judicial probate for the appointment of a personal representative. A virtual hearing will be held on December 16, 2021 at 10:15 a.m.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140482 (10-14,10-21)

David L. Scull

7960 Old Georgetown Rd., #8C  
Bethesda, MD 20814  
301-913-9660

**AMENDED**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DARRELL RASHAD FOSTER**

Notice is given that Yolanda A. Washington, whose address is 834 Otis Place, NW, Washington, DC 20010, and Darrell O. Foster, whose address is 4603 Usange St., Beltsville, MD 20782, were on September 1, 2021 appointed Co-Personal Representatives of the estate of Darrell Rashad Foster, who died on July 2, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 1st day of March, 2022.

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.

YOLANDA A. WASHINGTON  
DARRELL O. FOSTER  
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. 121438  
140495 (10-14,10-21,10-28)

**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

CAROLYN CARNEY Plaintiff,  
v.  
DEREK CARNEY Defendant

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

Case No. CAD 21-02022

ORDERED, on this 5th day of October, 2021, by the Circuit Court for Prince George's County, Maryland;

That Defendant, Derek Carney, is hereby notified as to a Complaint for Absolute Divorce, and therefore it is;

ORDERED, that this Order shall be posted at the Courthouse door or on a bulletin board within its immediate vicinity in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 5th day of November, 2021; and it is further

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to Defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and is further

ORDERED, that Defendant, Derek Carney, is hereby warned that failure to file an answer or other defense on or before the 5th day of December, 2021 may result in a judgment by default or the granting of the relief sought.

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

140481 (10-14,10-21,10-28)

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

In The Matter of:  
**JAYLEN MACKENZIE MEDLEY,  
Minor**

**Guardianship No. GD-11045**

**ORDER OF PUBLICATION**

A petition for the guardianship of the person and property of a minor child, namely JAYLEN MACKENZIE MEDLEY, an infant female born on June 21, 2005 at Howard University Hospital to Chrystal Medley (mother-deceased) and Father (unknown), having been filed, it is this 1st day of October, 2021.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father-Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person and property has been filed, stating that the last known address of respondent(s) as Unknown. Respondent, Father-Unknown, is hereby notified to show cause on or before the 29th day of October, 2021, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20772

140501 (10-14,10-21,10-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**JAMES JENNINGS**

Notice is given that Linda Renee Jennings, whose address is 7028 Canyon Drive, Capitol Heights, MD 20743, was on October 7, 2021 appointed Personal Representative of the estate of James Jennings, who died on September 12, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of April, 2022.

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

(1) Six months from the date of the decedent's death, 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.

LINDA RENEE JENNINGS  
Personal Representative

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

Estate No. 122510  
140497 (10-14,10-21,10-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**KUMBA ROSALINE YAMBA**

Notice is given that Kanku Barry, whose address is 10721 Castleton Way, Upper Marlboro, MD 20774, was on October 4, 2021 appointed Personal Representative of the estate of Kumba Rosaline Yamba, who died on September 7, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of April, 2022.

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

(1) Six months from the date of the decedent's death, 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.

KANKU BARRY  
Personal Representative

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

Estate No. 122469

140487 (10-14,10-21,10-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**CECIL CARLOS SALAZAR**

Notice is given that Stephanie S Garrett, whose address is 2290 Houston Avenue, Clovis, CA 93611, was on September 16, 2021 appointed Personal Representative of the estate of Cecil Carlos Salazar, who died on July 23, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of March, 2022.

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

(1) Six months from the date of the decedent's death, 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.

STEPHANIE S GARRETT  
Personal Representative

**LEGALS**

**MAYOR AND TOWN COUNCIL OF COLMAR MANOR  
EMERGENCY ORDINANCE No. O-7-2021  
INFRASTRUCTURE BONDS, 2021 SERIES A**

AN EMERGENCY ORDINANCE OF MAYOR AND TOWN COUNCIL OF COLMAR MANOR, A MUNICIPAL CORPORATION OF THE STATE OF MARYLAND (THE “ISSUER”), PROVIDING FOR THE ISSUANCE AND SALE OF AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED TWO MILLION 00/00 DOLLARS (\$2,000,000.00) OF BONDS OF MAYOR AND TOWN COUNCIL OF COLMAR MANOR, MARYLAND, TO BE KNOWN AS “MAYOR AND TOWN COUNCIL OF COLMAR MANOR, INFRASTRUCTURE BONDS, 2021 SERIES A” (OR BY SUCH OTHER OR ADDITIONAL DESIGNATIONS AS REQUIRED BY THE COMMUNITY DEVELOPMENT ADMINISTRATION IDENTIFIED HEREIN) (THE “BONDS”), TO BE ISSUED AND SOLD PURSUANT TO THE AUTHORITY OF SECTIONS 4-101 THROUGH 4 255 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, FOR THE PURPOSE OF (I) PROVIDING ALL OR A PORTION OF THE FUNDS NECESSARY FOR FINANCING AND/OR REFINANCING THE FOLLOWING PROJECTS: (I) REFUNDING OUTSTANDING GENERAL OBLIGATION BONDS HELD WITH SUNTRUST BANK ISSUED IN 2013 (II) FUNDING A PORTION OF A CAPITAL RESERVE FUND AND (III) PAYING ISSUANCE AND OTHER COSTS RELATED TO THE BONDS; PROVIDING THAT THE BONDS SHALL BE ISSUED UPON THE FULL FAITH AND CREDIT OF THE ISSUER; PROVIDING FOR THE DISBURSEMENT OF THE PROCEEDS OF THE SALE OF THE BONDS AND FOR WHEN AND IF NECESSARY THE LEVY OF ANNUAL TAXES UPON ASSESSABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE ISSUER FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS AS THEY SHALL RESPECTIVELY MATURE; PROVIDING FOR THE FORM, TENOR, DENOMINATION, MATURITY DATE OR DATES AND OTHER PROVISIONS OF THE BONDS; PROVIDING FOR THE SALE OF THE BONDS; AND PROVIDING FOR RELATED PURPOSES, INCLUDING (WITHOUT LIMITATION) THE METHOD OF FIXING THE INTEREST RATE OR RATES TO BE BORNE BY THE BONDS, THE APPROVAL, EXECUTION AND DELIVERY OF DOCUMENTS, AGREEMENTS, CERTIFICATES AND INSTRUMENTS AND THE MAKING OF OR PROVIDING FOR THE MAKING OF REPRESENTATIONS AND COVENANTS CONCERNING THE TAX STATUS OF INTEREST ON THE BONDS.

**WHEREAS**, the Mayor and Town Council of Colmar Manor (the “Issuer”) is a municipal corporation of the State of Maryland organized and operating under a charter (the “Charter”) adopted in accordance with Article XI-E of the Constitution of Maryland and relevant sections of the Local Government Article of the Annotated Code of Maryland, as amended, and its Charter, and Code of Ordinances as amended to date;

**WHEREAS**, Sections 4-101 through 4 255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the “Act”), authorizes the Community Development Administration (the “Administration”), a governmental unit in the Division of Development Finance of the Department of Housing and Community Development, a principal department of the government of the State of Maryland, to provide financial assistance to political subdivisions and municipal corporations to finance, among other things, infrastructure projects and to establish a capital reserve fund in connection therewith;

**WHEREAS**, pursuant to the authority of the Act, the Issuer has determined to issue one or more of its general obligation bonds in the aggregate principal amount not to exceed Two Million One Hundred Fifty Thousand Dollars (\$2,000,000) (the “Bonds” as defined herein) for the purpose of (i) refunding outstanding Prior Bonds (as defined herein), (ii) funding a portion of a capital reserve fund and (iii) paying issuance and other costs related to the Bonds;

**WHEREAS**, the Issuer proposes to issue and sell the Bonds to the Administration, in connection with the Local Government Infrastructure Financing Program of the Administration (the “Program”);

**WHEREAS**, it is the intention of the Issuer by this Ordinance to provide for the issuance and sale of the aforementioned Bonds and to obtain a loan or loans from the Administration pursuant to the Program (collectively, the “Loan”);

**WHEREAS**, the Issuer intends to authorize the execution and delivery of the Bonds and all other documents, certificates and other materials related to the issuance, sale and delivery of the Bonds and the Loan;

**WHEREAS**, the Administration intends to issue one or more series of its Local Government Infrastructure Bonds to finance the Loan and other loans to be financed pursuant to the Program; and

**WHEREAS**, the Issuer intends to pass this ordinance as an emergency ordinance effective on the date of passage. There is no guarantee that the current low rates in the bond market will continue if the Issuer misses the opportunity to participate in the current market through the issuance of Bonds and obtaining the Loan from the Administration. In order to participate the Issuer must comply with the schedule established by the Administration and the passage of this as emergency legislation will allow the Issuer to adhere to that schedule.

**NOW, THEREFORE, BE IT ORDAINED BY MAYOR AND TOWN COUNCIL OF COLMAR MANOR:**

**Section 1A. Statement of Emergency, Authorization, Terms, Form of Bonds.**

**STATEMENT OF EMERGENCY.**

The Mayor and Town Council find that because of the announced policies of the Board of Governors of the Federal Reserve System of the United States that the present advantageous interest rates presently in place for borrowers on the open market for publicly issued tax exempt bonds may in the course in remaining portion of 2021 and for 2022 increase to the disadvantage to the Town. That the issuance of the tax exempt financing proposed herein may not be available to the Town in the future at such favorable rates, terms and conditions as presently offered. Accordingly, the Mayor and Town Council deem this opportunity to refinance the present indebted of the Town to be an emergency and consequently have adopted this Ordinance to as an emergency ordinance in order to improve the financial prospects and condition of the Town.

**Section 1B. Authorization, Terms, Form of Bonds.**

(a) The Mayor and Town of Council of Colmar Manor (the “Issuer”) shall borrow upon its full faith and credit and shall issue and sell upon its full faith and credit an aggregate principal amount not to exceed Two Million Dollars (\$2,000,000) of its general obligation bonds, to be issued pursuant to the authority of Sections 4-101 through 4 255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the “Act”), to be known as the “Mayor and Town Council of Colmar Manor Infrastructure Bonds, 2021 Series A,” as such designation may be modified by the Administration (defined below) prior to issuance (the “Bonds”). The proceeds from the sale of the Bonds shall be used for the purpose of (i) providing all or a portion of the funds necessary for financing and/or refinancing of the costs of refunding outstanding general obligation bonds held with SunTrust Bank issued in 2013 (the “Prior Bonds”), (ii) funding a portion of a capital reserve fund and (iii) paying issuance and other costs related to the Bonds.

(b) The Bonds shall be issued as one or more fully registered bond certificate(s) in the aggregate principal amount not to exceed Two Million Dollars (\$2,000,000) payable to the Community Development Administration of the Department of Housing & Community Development of the State of Maryland (the “Administration”) as the registered owner thereof. The Bonds shall be issued in such amount or such lesser amount as determined by the Mayor pursuant to subsection (g) below, which shall be equal to the principal amount of the loan to the Issuer from the Administration (the “Loan”) under the Local Government Infrastructure Financing Program of the Administration (the “Program”).

(c) The Bonds shall be dated as of the date of issue, or as of such other date as is specified by the Administration; shall be numbered from R-1 upward or as otherwise required by the Administration; shall be initially registered in the name of the Administration or its designee; shall bear interest from the date of issuance of the Local Government Infrastructure Bonds issued by the Administration (the “Administration’s Bonds”), payable semi-annually on April 1 and October 1, at such annual rate or rates and be payable in annual principal installments at the designated office of the Administration.

(d) The Bonds shall bear interest at an aggregate rate or rates of interest for a total interest cost (expressed as a yield) not to exceed 3.00 percent for a loan with a maturity, to be determined at the time of sale, provided, however, such maturity shall not exceed fifteen years, the actual rate or rates of interest to be borne by the Bonds to be determined and established by the Issuer acting pursuant to Section 1(g) of this Ordinance.

(e) The Bonds shall be in substantially the form set forth on Exhibit A attached hereto and made a part hereof, which form, together with all of the covenants and conditions therein contained, is hereby adopted by the Issuer as and for the form of obligation to be incurred by the Issuer and such covenants and conditions are hereby made binding upon the Issuer, including the promise to pay therein contained.

(f) The Bonds are to be issued in connection with the Program (i) to refund the outstanding Prior Bonds, (ii) to fund a portion of a capital reserve fund and (iii) to pay issuance and other related costs of the Bonds. Under the Program, the Issuer will enter into a Repayment Agreement and a Pledge Agreement with the Administration (respectively, the “Repayment Agree-

**LEGALS**

ment” and the “Pledge Agreement”). The Issuer also will execute and deliver in connection with the issuance of the Bonds and the Program any additional documents, agreements, instruments and certificates requested by the Administration (which, together with the Repayment Agreement and the Pledge Agreement are herein referred to as the “Program Documents”). The Program Documents shall be in such form and shall contain such terms and conditions as shall be approved by the Issuer and be acceptable to the Administration.

(g) Because this Ordinance is being adopted before the details have been finalized for the financing pursuant to which the Administration will issue the Administration’s Bonds (the “Administration Financing”) that will fund the Loan to the Issuer under the Program, the Issuer is hereby authorized to make such changes to the amount and form of the Bonds, including insertions therein or additions or deletions thereto, as may be necessary or appropriate to conform to the terms of the Bonds to the terms of the financing to be provided to the Issuer under the Program. Without limiting the foregoing, it is presently contemplated that the Loan will be in an amount not to exceed \$2,000,000 in aggregate principal amount hereby authorized, subject to final approval by the Administration; accordingly, the Issuer is specifically authorized: (i) to make changes to the aggregate principal amount of the Bonds in order to reflect the final aggregate principal amount of the Loan not to exceed \$2,000,000 as approved by the Administration and accepted by the Issuer; (ii) to authorize and approve an interest rate or rates and payment schedule(s) reflecting the principal and interest payments with respect to the Bonds but not to exceed the maximum total interest cost to be borne by the Bonds as set forth in subsection (d) above; and (iii) to make changes to the maturity date of the Bonds so long as the maturity date is not later than the maturity date set forth in subsection (d) above.

(h) This borrowing shall be exempt from the provisions of Sections 19-205 and 19-206 of the Local Government Article of the Annotated Code of Maryland, as amended.

(i) This borrowing is in conformance with and does not exceed any and all applicable debt limitations under the Charter.

**Section 2. Execution.** The Bonds shall be executed on behalf of the Issuer by the manual or facsimile signature of the Mayor of the Issuer, and the seal of the Issuer shall be affixed thereto or reproduced thereon and attested by the manual signature of the Clerk-Treasurer of the Issuer. The Program Documents shall be executed on behalf of the Issuer by an authorized official of the Issuer. In the event any official whose signature appears on any of the Bonds or the Program Documents shall cease to be an official prior to the delivery of the Bonds or the Program Documents, or, in the event any official whose signature appears on any of the Bonds or the Program Documents becomes an official or officer after the date of the issue, the Bonds and the Program Documents shall nevertheless be valid and binding obligations of the Issuer in accordance with their terms. The Mayor of the Issuer is hereby authorized, empowered and directed to complete the applicable form of the Bonds and to make modifications, deletions, corrections or other changes thereto in any manner which the Mayor, in the Mayor’s discretion, shall deem necessary or appropriate to complete the issuance and sale of the Bonds, as will not alter the substance thereof. The Mayor or other duly authorized official of the Issuer is hereby authorized, empowered and directed to complete the applicable form of the Program Documents and to make modifications, deletions, corrections or other changes thereto in any manner which such official, in the discretion of such official, shall deem necessary or appropriate to complete the execution and delivery of the Program Documents in accordance with the provisions of this Ordinance, as will not alter the substance thereof. The execution and delivery of the Bonds and the Program Documents by the Mayor, and the Clerk-Treasurer as duly authorized shall be conclusive evidence of such official’s approval of the form and substance thereof.

**Section 3. Registration of Bonds.** The Clerk-Treasurer shall act as registrar for the Bonds and shall maintain registration books for the registration and registration of transfer of the Bonds. No security or bond shall be required of the Clerk-Treasurer in the performance of the duties of registrar for the Bonds.

The Issuer may deem and treat the person in whose name any Bond shall be registered upon the books of the Issuer as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of, premium, if any, and interest on such Bond and for all other purposes.

**Section 4. Prepayment.** The Bonds are being issued in connection with the Program and will secure payment of the Administration’s Bonds, which are being issued by the Administration to provide funds to purchase the Bonds from the Issuer, among other purposes. The Repayment Agreement limits the right of the Issuer to prepay the Bonds in accordance with restrictions upon the right of the Administration to redeem the Administration’s Bonds. Accordingly, the Issuer may prepay the Bonds only in accordance with the provisions of the Repayment Agreement and the terms governing prepayments as set forth in the Bonds.

**Section 5. Replacement of Mutilated, Lost, Stolen, or Destroyed Bonds.** In case any Bond (a “Bond” being, for purposes of this Section, any one of the Bonds) shall become mutilated or be destroyed, lost or stolen, the Issuer may cause to be executed and delivered a new Bond of like date and tenor and bearing the same or a different number, in exchange and substitution for each Bond mutilated, destroyed, lost or stolen, upon the owner paying the reasonable expenses and charges of the Issuer in connection therewith and, in the case of any Bond being destroyed, lost or stolen, upon the owner filing with the Issuer evidence satisfactory to it that such Bond was destroyed, lost or stolen, and furnishing the Issuer with indemnity satisfactory to it. Any Bond so issued in substitution for a Bond so mutilated, destroyed, lost or stolen: (i) may be typewritten, printed or otherwise reproduced in a manner acceptable to the Administration, and (ii) shall constitute an original contractual obligation on the part of the Issuer under this Ordinance whether or not the Bond in exchange for which said new Bond is issued shall at any later date be presented for payment and such payment shall be enforceable by anyone, and any such new Bond shall be equally and proportionately entitled to the benefits of this Ordinance with all other like Bonds, in the manner and to the extent provided herein.

**Section 6. Use of Proceeds.** The proceeds of the Bonds shall be held and invested by the Administration in its sole discretion and shall be:

(a) Administered and disbursed by the Administration pursuant to the Repayment Agreement. The proceeds of the Bonds shall be used, when and as required, to pay Development Costs (as defined in the Repayment Agreement).

(b) After the Prior Bonds have been refunded and all Development Costs in connection therewith, if any, have been paid, any balance of the proceeds of the sale of the Bonds held by the Administration under the Repayment Agreement may be applied to the next maturing principal installment, payment of interest on the Bonds or prepayment of the Bonds, as permitted by the Administration.

**Section 7. Covenants.** The Issuer covenants with the Administration, for the benefit of the Administration and the owners from time to time of the Bonds, that so long as the Bonds or installments of principal thereunder shall remain outstanding and unpaid:

(a) The Issuer will duly and punctually pay, or cause to be paid, to the Administration the principal of the Bonds, premium (if any) and interest accruing thereon, at the dates and places and in the manner mentioned in the Bonds from unlimited ad valorem taxes in the event that available funds are inadequate to make such payment.

(b) The Issuer covenants that so long as any of the Bonds are outstanding and not paid, unless other funds are available for payment of principal of, premium, if any, and interest on the Bonds, it shall levy annually, in the manner prescribed by law, a tax on all real and tangible personal property within its corporate limits subject to assessment for unlimited taxation, ad valorem taxes in rate and amount sufficient to provide for the payment of the principal of and interest on the Bonds as the same become due and payable; and in the event that the revenues available from the taxes so levied or other revenues in any fiscal year shall prove inadequate for the above purposes, the Issuer shall levy additional taxes in the succeeding fiscal year to make up such deficiency; and the full faith and credit and the unlimited taxing power of the Issuer are hereby irrevocably pledged to the punctual payment of the principal of and interest on the Bonds as the same become due.

(c) The Issuer will promptly provide to the Administration (or to any person designated by the Administration) all financial information and operating data concerning the Issuer as may be required by the Administration in its discretion in order to comply with the requirements of Rule 15c2-12 of the United States Securities and Exchange Commission, as in effect from time to time, and as applicable to the Administration’s Bonds.

**Section 8. Ordinance a Contract.** The provisions of this Ordinance shall constitute a contract with the purchasers and owners from time to time of the Bonds, and this Ordinance shall not be repealed, modified or altered in any manner materially adverse to the Administration and/or the interests of such purchasers or owners while the Bonds or any portion thereof remain outstanding and unpaid without the consent of the owners of the Bonds and the Administration.

**Section 9. Pledge of Local Government Payments.** As contemplated and authorized by Section 4-229(b) of the Act, the Issuer hereby pledges, assigns and grants a lien and a security interest to the Administration, its successors in trust and assigns, in all right title and interest of the Issuer in and to the Local Government Payments (as defined in the Pledge Agreement), now or hereafter acquired, (i) to secure payment of the principal of, premium, if any, and interest on the Bonds and any other Local Obligations (as defined in the Pledge Agreement) issued and to be issued from time to time by the Issuer under the Program and (ii) to provide for deposits to the capital reserve fund

securing the Bonds the amount of the Issuer’s portion of any deficiency in such capital reserve fund as the Administration shall require, all as more fully set forth and provided in the Pledge Agreement.

**Section 10. Purchase Price of Bonds.** The Bonds shall be sold for cash in accordance with the terms and provisions of this Ordinance at par, or if discount is permitted by law, at such discount as is agreed to by the Administration in accordance with the terms and provisions of this Ordinance, and as authorized by Section 4-229(a) of the Act.

**Section 11. Sale of Bonds.** The Bonds shall be sold to the Administration under the Program at private sale, as authorized by Section 4-229(a) of the Act.

**Section 12. Authority to Take Action; Publication and Public Hearing.**

(a) The officials, officers and employees of the Issuer are hereby authorized and directed to do all acts and things required of them by the provisions of this Ordinance, for the full, punctual and complete performance of all the terms, covenants and provisions of the Bonds, the Program Documents and this Ordinance and to do and perform all acts and to execute, seal and deliver all documents or instruments of writing which may be necessary or desirable to carry out the full intent and purpose of this Ordinance and the Program Documents.

(b) As required by the Act, prior to the issuance of the Bonds, the Issuer shall publish in a newspaper of general circulation in the jurisdiction of the Issuer a notice of the proposed issuance of the Bonds, which notice shall include the proposed amount of the issue, the nature of the project(s) to be financed or refinanced, the time and place of the public hearing, the name of the person(s) and address of the place where written comments may be sent, and the Issuer shall hold a public hearing on the proposed issuance of the Bonds. Such actions may be (or have been) taken prior to or simultaneously with the adoption of this Ordinance.

(c) Pursuant to the requirements of Section 307 of the Charter, the Issuer shall promptly cause a summary of this Ordinance to be published in the Prince George’s Post.

**Section 13. Tax Matters**

(a) The Mayor and/or the Clerk-Treasurer shall be the officers of the Issuer responsible for the issuance of the Bonds within the meaning of the Arbitrage Regulations (defined herein). The Mayor and/or the Clerk-Treasurer shall also be the officers of the Issuer responsible for the execution and delivery (on the date of issuance of the Bonds) of a certificate of the Issuer (the ‘Section 148 Certificate’) which complies with the requirements of Section 148 of the Internal Revenue Code of 1986, as amended (“Section 148”), and the applicable regulations thereunder (the “Arbitrage Regulations”), and such official is hereby directed to execute the Section 148 Certificate and to deliver the same to the Administration on the date of the issuance of the Bonds. The Section 148 Certificate may be contained within any of the Program Documents at the discretion of the Administration and the Issuer.

(b) The Issuer shall set forth in the Section 148 Certificate its reasonable expectations as to relevant facts, estimates and circumstances relating to the use of the proceeds of the Bonds, or of any monies, securities or other obligations to the credit of any account of the Issuer which may be deemed to be proceeds of the Bonds pursuant to Section 148 of the Arbitrage Regulations (collectively, “Bond Proceeds”). The Issuer covenants that the facts, estimates and circumstances set forth in the Section 148 Certificate will be based on the Issuer’s reasonable expectations on the date of issuance of the Bonds and will be, to the best of the certifying officials knowledge, true and correct as of that date.

(c) The Issuer covenants and agrees with each of the holders of any of the Bonds that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use of the Bond Proceeds which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 and the regulations thereunder which are applicable to the Bonds on the date of issuance of the Bonds and which may subsequently lawfully be made applicable to the Bonds.

(d) The Issuer further covenants that it shall make such use of the proceeds of the Bonds, regulate the investment of the proceeds thereof, and take such other and further actions as may be required to maintain the excludability from gross income for federal income tax purposes of interest on the Bonds. All officials, officers, employees and agents of the Issuer are hereby authorized and directed to take such actions, and to provide such certifications of facts and estimates regarding the amount and use of the proceeds of the Bonds, as may be necessary or appropriate from time to time to comply with, or to evidence the Issuer’s compliance with, the covenants set forth in this Section.

(e) The Mayor and/or the Clerk-Treasurer on behalf of the Issuer, may make such covenants or agreements in connection with the issuance of Bonds issued hereunder as such officer(s) shall deem advisable in order to assure the registered owners of such Bonds that interest thereon shall be and remain excludable from gross income for federal income tax purposes, and such covenants or agreements shall be binding on the Issuer so long as the observance by the Issuer or any such covenants or agreements is necessary in connection with the maintenance of the exclusion of the interest on such Bonds from gross income for federal income tax purposes. The foregoing covenants and agreements may include such covenants or agreements on behalf of the Issuer regarding compliance with the provisions of the Internal Revenue Code of 1986, as amended (the “Code”), as the Mayor and/or the Clerk-Treasurer shall deem advisable in order to assure the registered owners of such Bonds that the interest thereon shall be and remain excludable from gross income for federal income tax purposes, including (without limitation) covenants or agreements relating to the investment of the proceeds of such Bonds, the payment of rebate (or payments in lieu of rebate) to the United States, limitations on the times within which, and the purpose for which, such proceeds may be expended, or the use of specified procedures for accounting for and segregating such proceeds. Such officer(s) may also make on behalf of the Issuer any elections, designations or determinations authorized or permitted by the Code or the Arbitrage Regulations.

**Section 14. Effective Date; Miscellaneous.** Pursuant to Section 4-232(c) of the Act, and Section 307 of the Charter this Ordinance shall take effect from the date of its adoption, and it is the intent hereof that the laws of the State of Maryland shall govern its construction and the construction of the Bonds. Any copy of this Ordinance duly certified by the Clerk-Treasurer shall constitute evidence of the contents and provisions hereof.

**Section 15. Severance**

BE IT FURTHER ENACTED that the provisions of this Ordinance are hereby declared to be severable; and in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance, since the same would have been enacted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

**Section 10. Effective Date**

BE IT FURTHER ENACTED that this Ordinance being an emergency ordinance shall take effect on the date of its adoption.

Introduced on the 14th day of September 2021.

Adopted on the 5th day of October 2021.

ATTEST	MAYOR AND TOWN COUNCIL OF COLMAR MANOR, MARYLAND
Daniel R. Baden Clerk-Treasurer	Sadara Barrow Mayor
	Maliek Harding Councilmember, Ward 1
	Irina Hobbs Councilmember, Ward 2
	Douglas Bowles Councilmember, Ward 3
	Melinda Mendoza Councilmember, Ward 4

I certify that the following motion was made at the meeting of the Mayor and Town Council of Colmar Manor held on October 5, 2021.

Motion: Councilmember Mendoza moved that the Mayor and Town Council adopt Ordinance No. O - 7 - 2021 concerning and providing for the refunding of indebtedness owed by the Town at a more attractive interest rate and for the payment of certain costs and expenses in connection therewith. 2nd Councilmember Harding.

- Vote: 4 - Ayes  
0 - Nays  
1 - Abstain (Bowles)



## LEGALS

(Continued from Page A18)

Clerk-Treasurer to the Mayor and  
Town Council of Colmar Manor  
Daniel R. Baden

[FORM OF BOND]

EXHIBIT A

United States of America  
State of Maryland  
Mayor and Town Council of Colmar Manor  
Infrastructure Bond, 2021 Series A

No. R-1 [ \$ \_\_\_\_\_ ]

The Mayor and Town Council of Colmar Manor, a municipal corporation duly organized and existing under the Constitution and laws of the State of Maryland (the "Issuer"), hereby promises to pay to the

Maryland Community Development Administration

or its registered assigns, the principal amount of [ \_\_\_\_\_ ] Dollars (\$ \_\_\_\_\_), plus interest on each unpaid principal installment at the rates per annum set forth under the column designated "Coupon" on Exhibit A attached hereto for each principal installment, in lawful money of the United States of America, as follows: (a) interest on the outstanding and unpaid principal of this bond shall be due and payable in semiannual payments commencing on \_\_\_\_\_, 20\_\_\_\_, and continuing on the first day of October and April in each year thereafter until final maturity; (b) principal of this bond shall be paid commencing on April 1 and on October 1 in each year thereafter until final maturity in the aggregate amount of principal installments as set forth on Exhibit A. Payment of the principal hereof and the interest due hereon shall be made by check mailed to the address of the registered owner of this bond as shown on the registration books maintained by the Issuer, or in such other manner and to such other address as the registered owner of this bond may designate. If any payment of the principal or of interest on this bond shall be due on a day other than a Business Day (defined herein), such payment shall be made on the next Business Day with like effect as if made on the originally scheduled date. A "Business Day" is any day other than a Saturday, Sunday or legal holiday in the State of Maryland observed as such by the Issuer.

In the event any payment hereon (whether principal, interest or both) is not paid when due and payable, such payment shall continue as an obligation of the Issuer and shall bear interest until paid at the rate or rates of interest borne by this bond.

This bond, designated as "Mayor and Town Council of Colmar Manor Infrastructure Bond, 2021 Series A," is a general obligation of the Issuer, and has been duly issued by the Issuer for the purpose of (i) refunding the outstanding general obligation bonds held with SunTrust Bank issued in 2013, (ii) funding a portion of a capital reserve fund and (iii) paying issuance and other costs related to this bond. Unless paid from other sources, the Issuer covenants that so long as any portion of this bond is outstanding and not paid, it shall levy annually, in the manner prescribed by law, ad valorem taxes on all real and tangible personal property within its corporate limits subject to assessment for unlimited taxation, in rate and amount sufficient to provide for the payment of the principal and of interest on this bond as the same become due and payable.

This bond is issued pursuant to the authority of Sections 4-101 through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, Section 601, et sec. of the Charter of the Issuer, and Ordinance O-7-2021 of the Issuer passed/adopted on October 5, 2021 (the "Ordinance"). The full faith and credit of the Issuer are hereby irrevocably pledged to the payment of the principal of this bond and the interest to accrue hereon.

This bond is issued in connection with the Local Government Infrastructure Financing Program of the Community Development Administration, a unit in the Division of Development Finance of the Department of Housing and Community Development, a principal department of the government of the State of Maryland (the "Administration"). This bond is subject to the terms and conditions of the Repayment Agreement dated as of \_\_\_\_\_, between the Issuer and the Administration (the "Repayment Agreement").

This bond is not subject to prepayment by the Issuer prior to [June] 1, 20\_\_\_\_. On or after \_\_\_\_\_, this bond is subject to prepayment by the Issuer at the prepayment prices, expressed as a percentage of the principal amount to be prepaid, plus accrued interest, if any, to the prepayment date, on the principal amount thereof, and during the periods (both dates inclusive) listed below:

Period	Price	%
_____ through _____		
_____ through _____		
_____ and thereafter		

Notice of prepayment shall be given, the date of prepayment determined, and all prepayments of this bond shall be applied in accordance with the provisions of the Repayment Agreement.

The Issuer may treat the person in whose name this bond is registered as the absolute owner hereof, whether or not this bond shall be overdue, for the purpose of receiving payment thereof and for all other purposes whatsoever, and shall not be affected by any notice to the contrary, except as provided below.

This bond is assignable and upon such assignment the assignor shall promptly notify the Issuer by certified mail, and the assignee shall surrender this bond to the Issuer for transfer on the registration records and verification of the portion of the principal amount hereof and interest hereon paid or unpaid, and every such assignee shall take this bond subject to such condition. In connection with any transfer of this bond, the Issuer may make a charge sufficient to reimburse it for any tax, or other governmental charge required to be paid with respect to such transfer and any reasonable fees or expenses of the Issuer incurred in connection with such transfer.

Principal of this bond is paid in annual installments and this bond is subject to partial redemption without any notation of such payment being made on this bond or the surrender of this bond for cancellation and the issuance of a new bond or bonds in the amount of the unpaid principal hereof. Accordingly, the outstanding principal of this bond may be less than the stated face amount hereof and any purchaser or transferee of this bond should contact the Issuer and the prior owner of this bond to ascertain the outstanding face amount hereof.

As declared by Section 4-231(c) of the Housing and Community Development Article of the Annotated Code of Maryland, as amended, this bond shall have and possess all the attributes of negotiable instruments as provided in Section 19-224 of the Local Government Article of the Annotated Code of Maryland, as amended to date. This bond is issued with the intent that the laws of the State of Maryland shall govern its construction.

No recourse shall be had for the payment of the principal of, the interest on, or for any claim based hereon or on the Ordinance against any elected or appointed official or employee, past, present or future of the Issuer or any agency thereof; and any such recourse, claim or liability is expressly waived by acceptance by the owner of the delivery of this bond.

It is hereby certified and recited that each and every act, condition and thing required to exist, to be done, to have happened and to be performed precedent to and in the issuance of this bond does exist, has been done, has happened and has been performed in full and strict compliance with the Constitution and laws of the State of Maryland, the Charter of the Issuer and the proceedings of the Issuer.

IN WITNESS WHEREOF, the Mayor and Town Council of Colmar Manor, as the Issuer, has caused this bond to be signed in its name by the manual or facsimile signature of its Mayor, its corporate seal to be affixed hereto and attested by the manual signature of the Clerk-Treasurer, as of \_\_\_\_\_ 2021.

ATTEST: Mayor and Town Council  
of Colmar Manor

By: \_\_\_\_\_  
Daniel R. Baden, Clerk-Treasurer Sadara Barrow, Mayor

BOND PAYMENT SCHEDULE

[Use the following paragraph (with necessary modifications) to clarify the amount to be paid under the schedule prepared by the Financial Advisor.]

[Repayment Schedule to be Inserted.]

Each installment of Principal and Interest or Interest alone shall be the aggregate of amounts set forth in this Exhibit A for the date of such payment as shown under the heading designated "Debt Service."

140502 (10-14)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSEPH DAVIS BUTLER

Notice is given that Paulette Kitchens, whose address is 2603 Guyer Street, High Point, NC 27265, was on September 24, 2021 appointed personal representative of the small estate of Joseph Davis Butler, who died on July 20, 2021 without a will.

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

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

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

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

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

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

PAULETTE KITCHENS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122162  
140483 (10-14)

STEVEN M SINDLER  
1130 Annapolis Road #101  
Odenton, MD 21113  
410-551-9323

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WILBERT E DURRETT

Notice is given that Brenda M Durrett, whose address is 9104 Edmonston Court #302, Greenbelt, MD 20770, was on October 5, 2021 appointed Personal Representative of the estate of Wilbert E Durrett, who died on July 10, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2022.

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

(1) Six months from the date of the decedent's death, 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.

BRENDA M DURRETT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122313  
140486 (10-14,10-21,10-28)

### NOTICE

IN THE MATTER OF:  
Juan Obispo Mendez Vicente

FOR THE CHANGE OF  
NAME TO:  
Juan Miguel Mendez Vicente

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-10710

A petition has been filed to change the name of Juan Obispo Mendez Vicente to Juan Miguel Mendez Vicente.

The latest day by which an objection to the petition may be filed is November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140468 (10-14)

Gretchyn G. Meinken  
616 N Washington Street  
Alexandria, VA 22314  
703-836-9030

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES WILLIAM ROSE

Notice is given that Sheree Stahl, whose address is 5363 Wade Lane, Woodbridge, VA 22191, was on October 1, 2021 appointed Personal Representative of the estate of James William Rose who died on March 3, 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 1st day of April, 2022.

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

(1) Six months from the date of the decedent's death, 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.

SHEREE STAHL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122407  
140493 (10-14)  
140484 (10-14,10-21,10-28)

OLUFUNMILOLA A AKINTAN ESQ.  
8204 Tyson Road  
Ellicott City, MD 21043  
240-271-0148

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ARUNIA GEORGE

Notice is given that Amara George, whose address is 7810 Contee Road, Laurel, MD 20707, was on October 4, 2021 appointed Personal Representative of the estate of Arunia George, who died on April 4, 2012 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 4th day of April, 2022.

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

(1) Six months from the date of the decedent's death, 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.

AMARA GEORGE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 90588  
140485 (10-14,10-21,10-28)

### NOTICE

IN THE MATTER OF:  
Tarra Davis Anthony

FOR THE CHANGE OF  
NAME TO:  
Tarra D Davis

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-10866

A petition has been filed to change the name of Tarra Davis Anthony to Tarra D Davis.

The latest day by which an objection to the petition may be filed is November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140469 (10-14)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MIKE PARIS

Notice is given that Raymond Paris, whose address is 6927 Lady Ann Court, Greenbelt, MD 20770, was on September 30, 2021 appointed personal representative of the small estate of Mike Paris, who died on September 18, 2021 without a will.

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

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

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

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

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

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

RAYMOND PARIS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122407  
140493 (10-14)

### NOTICE

IN THE MATTER OF:  
David Richard Brehl

FOR THE CHANGE OF  
NAME TO:  
Rebecca Beatrice Brehl

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11169

A petition has been filed to change the name of David Richard Brehl to Rebecca Beatrice Brehl.

The latest day by which an objection to the petition may be filed is November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140470 (10-14)

### NOTICE

IN THE MATTER OF:  
Alisson Giselle Perez Reyes

FOR THE CHANGE OF  
NAME TO:  
Alisson Giselle Reyes

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11242

A petition has been filed to change the name of (Minor Child(ren)) Alisson Giselle Perez Reyes to Alisson Giselle Reyes.

The latest day by which an objection to the petition may be filed is November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140472 (10-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LEON CHARLES ROBINSON JR

Notice is given that Simone Jackson, whose address is 2769 Douglass Road SE, Washington, DC 20020, was on October 1, 2021 appointed personal representative of the small estate of Leon Charles Robinson Jr, who died on August 25, 2021 without a will.

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

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

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

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

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

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

SIMONE JACKSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122449  
140494 (10-14)

### NOTICE

IN THE MATTER OF:  
William Anane

FOR THE CHANGE OF  
NAME TO:  
Mark Addo

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-11225

A petition has been filed to change the name of William Anane to Mark Addo.

The latest day by which an objection to the petition may be filed is November 2, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140471 (10-14)

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