

**LEGALS**

KMC Law of MD  
Kelly L. McCrea  
40B Sandstone Ct.  
Annapolis, MD 21403  
443-906-1477

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SCIPIO WHITE**

Notice is given that Pamela White Wilson, whose address is 14803 Bowers Ct, Upper Marlboro, MD 20774, was on February 16, 2022 appointed personal representative of the small estate of Scipio White who died on December 4, 2021 with a will.

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

All persons having any objection to the appointment 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.

PAMELA WHITE WILSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123993  
141434 (3-3)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HUGH H SMITH**

Notice is given that Mark Smith whose address is 3107 Garst Cabin Drive, Cave Spring, VA 24018 was on February 16, 2022 appointed personal representative of the estate of Hugh H Smith who died on November 6, 2021 with a will.

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

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

MARK SMITH  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123493  
141431 (3-3,3-10,3-17)

OLUFUNMILOLA A AKINTAN  
8204 Tyson Road  
Ellicott City, MD 21043  
301-358-5878

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ABAYOMI AYODEJI SHOFELA**

Notice is given that Omolola Ogunbanjo whose address is 12701 Town Center Way, Upper Marlboro, MD 20772 was on February 2, 2022 appointed personal representative of the estate of Abayomi Ayodeji Shofela who died on November 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 (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 August, 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; 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.

OMOLOLA OGUNBANJO  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123530  
141428 (3-3,3-10,3-17)

JACOB DEAVEN  
110 North Washington Street  
Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY LOU JOHNSON**

Notice is given that Thomas J Kokolis, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850, was on October 28, 2020 appointed personal representative of the small estate of Mary Lou Johnson, who died on April 8, 2019 without a will.

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

All persons having any objection to the appointment 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.

Any person having a claim 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; 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 claim will be barred unless the creditor presents the claims 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.

THOMAS J KOKOLIS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 115776  
141438 (3-3)

**Notice To Creditors and  
All Potential Interested  
Parties**

William A. Carpenter aka William A. Carpenter Sr. of 5601 Gwynndale Place, Clinton, Maryland 20735 passed away on February 9, 2022. J. Jackson 240-416-3470.

141446 (3-3,3-10,3-17,3-24)

**LEGAL NOTICE**

**NOTICE OF SERVICE OF  
PROCESS  
BY PUBLICATION**

**IN THE GENERAL COURT OF  
JUSTICE DISTRICT COURT DI-  
VISION**

NORTH CAROLINA:  
ON SLOW COUNTY:  
FILE NO: 21-JT-217

In Re: Denise Amoy Hope Belton  
A Minor Child

LAWANDA D. RUIZ Petitioner  
DANZELL A. BELTON Respondent

TO: Danzell A. Belton, father of a child born in Onslow County, North Carolina on November 18, 2007

Take notice that a pleading seeking relief against you has been filed in the above entitled action. The nature of relief; being sought is as follows: Termination of Parental Rights

You are required to make defense to such pleading not later than the 14th day of April, 2022, said date being 40 days from the first publication of this and upon your failure to do so the party seeking service against you will apply to the Court for the relief sought.

This the 3rd day of March, 2022

TIMOTHY R. OSWALT  
Attorney for Petitioner  
825 Gum Branch Rd.,  
Ste. 131  
Jacksonville, NC 28540  
(910) 333-0224

141423 (3-3,3-10,3-17)

**LEGALS**

**STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY  
IN THE COURT OF COMMON  
PLEAS  
FOR THE NINTH JUDICIAL  
CIRCUIT  
CASE NO.: 2021-CP-08-02339**

XENIA JOHNSON PLAINTIFF  
vs.

ISAAC BROWN (deceased), his heirs and assigns, MARY JANE HARRIS (deceased), her heirs or assigns; and all persons claiming any right, title, estate interest in or lien upon the real estate described in the Complaint herein; also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the Complaint herein; any unknown adults, any unknown infants or persons under a disability being as a class designated as John Doe and any persons in the military service of the United States of America being as a class designated as Richard Roe,

DEFENDANTS.

**NOTICE OF HEARING**

TO: All Defendants

PLEASE TAKE NOTICE that a hearing to quiet title and confirm tax sale has been scheduled in this matter for **Tuesday, April 12, 2022, at 2:00 p.m. to be held before Honorable Dale E. Van Slambrook, Master-in-Equity for Berkeley County, South Carolina, at the Berkeley County Courthouse, 300-B California Avenue, Moncks Corner, South Carolina.**

All issues raised in the pleadings will be decided at this hearing.

GEORGE B. BISHOP, JR., ESQUIRE  
South Carolina Bar No. 702  
223 East Main Street  
Post Office Box 848  
Moncks Corner, SC 29461  
gbishopjr@yahoo.com  
Attorney for Plaintiff

February 25, 2022

141445 (3-3,3-10,3-17)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**STERLING M. PARKER**

Notice is given that Geraldine T. Parker, whose address is 9412 Darcy Place, Upper Marlboro, MD 20774, was on February 23, 2022 appointed personal representative of the small estate of Sterling M. Parker, who died on January 3, 2020 without a will.

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

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

Any person having a claim 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; 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 claim will be barred unless the creditor presents the claims 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.

GERALDINE T. PARKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 124081  
141436 (3-3)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH H POLLARD**

Notice is given that Julia A Pollard, whose address is 8805 Edison Lane, Clinton, MD 20735, was on February 23, 2022 appointed personal representative of the small estate of Joseph H Pollard, who died on January 13, 2022 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; 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.

JULIA A POLLARD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 124060  
141435 (3-3)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEFFREY J VANDERKOLK**

Notice is given that Dagmar Vanderkolk, whose address is 5038 E 200 S, Oxford, IN 47971, was on November 30, 2021 appointed personal representative of the small estate of Jeffrey J Vanderkolk, who died on July 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 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; 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.

DAGMAR VANDERKOLK  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122187  
141439 (3-3)

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LAVERNA B SAVOY**

Notice is given that Eunice S Sparkman, whose address is 11321 Drumsheugh Lane, Upper Marlboro, MD 20774 and Gail V Savoy, whose address is 3819 Sunflower Circle, Bowie, MD 20721 were on February 15, 2022 appointed co-personal representatives of the estate of Laverna B Savoy who died on November 14, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 15th day of August, 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; 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.

EUNICE S SPARKMAN  
GAIL V SAVOY  
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. 123949  
141425 (3-3,3-10,3-17)

141432 (3-3,3-10,3-17)

**The Prince George's Post**

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

**LEGALS**

**COUNTY COUNCIL HEARING**

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

TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Board of Social Services for Prince George’s County:

Ms. Audrey B. Chase	Reappointment Term Expiration: 6/30/2025
Ms. Stephanie SJ Cox	Appointment Replacing: Cynthia Terry Term Expiration: 6/30/2023
Ms. Dorothy L. Duppins	Reappointment Term Expiration: 6/30/2025
Ms. Evelyn L. Eligan	Appointment Replacing: Dr. William Welch Term Expiration: 6/30/2023
Ms. Delores A. Furman	Reappointment Term Expiration: 6/30/2024
Ms. Caprina A. Harris	Appointment Term Expiration: 6/30/2025
Dr. Shirley R. Newton-Guest	Reappointment Term Expiration: 6/30/2024
Ms. Salome T. Peters	Appointment Replacing: Vacant Term Expiration: 6/30/2025
Ms. Wanda D. Smith	Reappointment Term Expiration: 6/30/2024
Mr. Nathaniel L. Wallace	Appointment Replacing: Samuel L. Williams Term Expiration: 6/30/2024
Mr. Kenneth L. White	Reappointment Term Expiration: 6/30/2025

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

141364 (2-24,3-3)

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

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

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

You must reclaim these vehicles by: **03/18/2022**

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**

2008 SUZUKI	GSX-R600		J51GN7EA882111142
2009 CHRYSLER	TOWN & COUNTRY		2A8HR64XX9R686465
2001 SATURN	SL2	TX 87608W1	1G8ZK527X1Z334018

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

2007 NISSAN	MAXIMA	MD 6CE9500	1N4BA41E07C862110
1992 CADILLAC	ELDORADO	MD 2EV2617	1G6EL13B3NU626905

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

2020 TOYOTA	CAMRY	NC HDN8853	4T1C11AK5LU335957
1983 CHEVROLET	PICKUP	VA UMP8004	2GCEK14H4D1153626
2009 DODGE	CALIBER		1B3HB48A09D160839
2004 GMC	YUKON	WV 1PZ769	1GKEK13Z74R114115
2005 CHRYSLER	PASIFICA	MD 7CV6141	2C4GM68485R527178
2000 CHRYSLER	SEBRIG	MD 59668CD	3C3EL55H3YT208546
2016 NISSAN	SENTRA	MD T659543	3N1AB7AP1GL666142
1993 GMC	VANDURA	MD 57P738	1GTGG35K5PF521776
2008 HONDA	ACCORD	MD 3EK2046	1HGCS12778A018462
2011 CHEVROLET	COLORADO		1GCHTDFE2B8140480

141447 (3-3)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Commission for Women for Prince George’s County:

Shantelle Elise Coleman	Reappointment Term Expiration: May 1, 2024
Judith F. Davis	Reappointment Term Expiration: May 1, 2025
Lanta Evans-Motte	Reappointment Term Expiration: May 1, 2024
Maritza E. Gonzalez	Appointment Replacing: Cassandra R. Freeman Term Expiration: May 1, 2023 Full Term Expiration: May 1, 2025
Denise C. McCain	Reappointment Term Expiration: May 1, 2025
Maria Ivonne Rivera	Appointment Replacing: Judith Mickens-Murray Term Expiration: May 1, 2023 Full Term Expiration: May 1, 2025
Beatrice M. Rodgers	Reappointment Term Expiration: May 1, 2025
Sharon J. Smith	Reappointment Term Expiration: May 1, 2023
Robbie W. Terry	Reappointment Term Expiration: May 1, 2023
Carolyn M. White Washington	Reappointment Replacing: Tami V.B. Watkins Term Expiration: May 1, 2024
Deborah C. Wilder	Reappointment Term Expiration: May 1, 2025

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

141365 (2-24,3-3)

**COUNTY COUNCIL HEARING**

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

TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Washington Suburban Sanitary Commission (WSSC):

Ms. Regina Y. Speed-Bost	Appointment Replacing: Ms. Sandra Thompson Term Expiration: 6/1/2023
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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

141367 (2-24,3-3)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND  
**NOTICE OF PUBLIC HEARINGS**

TUESDAY, MARCH 15, 2022

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

11:30 A.M.

Notice is hereby given that on Tuesday, March 15, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-001-2022 – AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (CIVILIAN UNIT)** for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

**CB-002-2022 – AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT FRATERNAL ORDER OF POLICE 112, PRINCE GEORGE’S COUNTY SHERIFFS LODGE INC.** for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the Fraternal Order of Police 112, Prince George’s County Sheriffs Lodge Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

**CB-003-2022 – AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - FRATERNAL ORDER OF POLICE PRINCE GEORGE’S COUNTY LODGE 89, INC.** for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the Fraternal Order of Police, Prince George’s County Lodge 89, Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George’s County Public Employee Relations Board.

**COUNCIL RESOLUTION**

**CR-007-2022 – A RESOLUTION CONCERNING CONTRACT APPROVALS** for approving a multi-year contract to procure Advance Life Support (ALS) Equipment, Basic Life Support (BLS) Equipment, and maintenance for Prince George’s County, Maryland, on behalf of the Prince George’s County Fire/Emergency Medical Services Department.

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

141443 (3-3,3-10)

**COUNTY COUNCIL HEARING**

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

TUESDAY, MARCH 15, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>

11:30 A.M.

Notice is hereby given that on Tuesday, March 15, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Solid Waste Advisory Commission for Prince George’s County:

Ms. Na’ilah Dawkins	Appointment Replacing: Leonard Robinson (vacant) Term Expiration: 11/5/2025
Mr. William L. Walmsley, Jr.	Reappointment Term Expiration: 11/5/2025

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

141442 (3-3,3-10)

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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**

**2103 PRINCESS ANNE COURT  
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Brent K. Marshall, and Monique S. Reed, dated August 3, 2007 and recorded in Liber 28496, Folio 562 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$286,100.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 22, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141358 (3-3,3-10,3-17)

**LEGALS**

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

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

**518 WILSON BRIDGE DRIVE UNIT 6719 D2  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Ariel P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded in Liber 23751, Folio 235 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,000.00, and an original interest rate of 8.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 22, 2022 AT 11:30 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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 \$7,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141359 (3-3,3-10,3-17)

**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**

**4312 FAIRWAY VIEW TERR.  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated October 2, 2006, recorded in Liber 26811, Folio 506 among the Land Records of Prince George's County, MD, with an original principal balance of \$531,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 22, 2022 AT 10:55 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. 350246-1)

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.**  
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141418 (3-3,3-10,3-17)

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**LEGALS**

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

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

**2114 OREGON AVENUE  
LANDOVER, MARYLAND 20785**

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

**MARCH 15, 2022  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 # 18-600952)

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

141336 (2-24,3-3,3-10)

**LEGALS**

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

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

**13103 WHITEHOLM DRIVE  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Estate of Ollie J. Thomas, Sr. and Estate of Connie L. Thomas, dated October 26, 2007, and recorded in Liber 28913 at folio 473 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

**MARCH 22, 2022  
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 \$28,000.00 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 # 19-602857)

**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

141404 (3-3,3-10,3-17)

**LEGALS**

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

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

**3614 JEFF ROAD  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Estate of James I. Cope Jr., dated June 6, 2012, and recorded in Liber 35164 at folio 110 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

**MARCH 22, 2022  
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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.06% 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 # 19-602073)

**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

141405 (3-3,3-10,3-17)



**LEGALS**

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners**

(Liquor Control Board)

**REGULAR SESSION**

**MARCH 9, 2022**

1. t/a El Amate II Restaurant – Jose S. Flores, President, Ramon Arbaiza, Vice President, Manuel J. Medoza, Secretary for a Class B, Beer, Wine and Liquor for the use of El Amate 2 Restaurant Inc., t/a El Amate II Restaurant, 2420 University Blvd., Hyattsville, 20783. – Request for a Special Entertainment Permit.

2. t/a Base Restaurant – Dandy Chukwuezi, Managing Member for a Class B(DD), Beer, Wine and Liquor for the use of Base Lounge and Restaurant, LLC, t/a Base Restaurant, 5451 Annapolis Road, Bladensburg, MD 20710. – Request for a Special Entertainment Permit.

3. t/a Emily Restaurant - Jorge A. Vasquez, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Emily's Restaurant, Inc., t/a Emily Restaurant, 2065 E. University Blvd., Suite D, Hyattsville, MD 20783. – Request for a Special Entertainment Permit.

4. t/a Nipse's Restaurant & Grill – Lonnie Moses, Jr., Member, for a Class B, Beer, Wine and Liquor for the use of Lonnie Moses, JR, LLC, t/a Nipse's Grill Restaurant & Grill, 5753 Crain Highway, Upper Marlboro, MD 20772. – Request for a Special Entertainment Permit.

5. Baldevbhai M. Patel, President/Secretary/Treasurer, Allentown Liquors I, Inc., t/a Allentown Liquors, 6321 Allentown Road, Camp Springs, 20748, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 6:45 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Allentown Liquors located at 6321 Allentown Road, Camp Springs, MD 20748. The operative retrieved one (1) 18 oz bottle of Icehouse beer from the standing refrigerator and then took the item to the cashier for payment The cashier without asking for ID and accepted the payment (money exchange).

6. Tesfa Negash, President, Tiruwork Gebremichael, Secretary, Base Liquors T&T Endeavor, Inc., t/a Base Liquors, 4805 Allentown Road, Suitland, 20746, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 8:05 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Base Liquors located at 4805 Allentown Road, Suitland, MD 20746. The operative retrieved one (1) 24 oz bottle of Coors Light beer from the standing refrigerator and then took the item to the cashier (Mr. Tesfa Negash) for payment. The cashier without asking for ID and accepted the payment (money exchange).

7. Kevin Lee Shifflett, President/Secretary/Treasurer S & W Liquors, Inc., t/a S & W Liquors, 7072 Allentown Road, Camp Springs, 20748, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 6:45 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered S&W Liquors located at 7072 Allentown Road, Camp Springs, MD 20748. The operative retrieved one (1) 23.5 oz can of Smirnoff Ice Smash from the standing refrigerator and then took the item to the cashier (Mr. Edward Holmes) for payment. The cashier without asking for ID and accepted the payment (money exchange).

8. Youn Sook Kim, President, Youn's Corp., t/a New Vision Seoulia Restaurant & Liquors, 10820J Rhode Island Avenue, Beltsville, 20705, Class B, BL+, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of R.R. No. 60 of the Rules and Regulations of Prince George's County, Meals must be available when alcohol is being served in the restaurant facility or

sold from the off-sale portion of the premises on all Class B+, Beer, Wine and Liquor Licensed premises and R.R. 58 of the Rules and Regulations of Prince George's County, "Any interruption in the operation of the restaurant facilities for any reason must be reported to the Board promptly. Failure to immediately report an interruption is a violation, to wit; that on Monday January 24, 2022, at approximately 1:55 pm Inspectors Iredway entered New Vision Seoulia Restaurant & Liquors located at 10820J Rhode Island Avenue, Beltsville, MD 20705 while on a routine inspection. The Liquor Store portion was open while the restaurant portion was found to be closed, the manager Ms. Kim stated that the restaurant portion is closed on Sundays and Mondays. The licensee did not make notification to the Board that the restaurant would be closed Sundays and Mondays.

9. Catherine F. Okoloise, President/Secretary/Treasurer, Affordable Services, Inc., t/a Joyful Heart African Cuisine, 10631 Greenbelt Road, Suite 101, Lanham, 20706, Class B, Beer and Wine is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulations for Prince George's County and R.R. No. 32 (Inspections: Uncooperative), to wit; that on Wednesday, January 9, 2022, at approximately 5:20 p.m., Inspector Bowden entered Joyful Heart African Cuisine located at 10631 Greenbelt Road, Suite 101, Lanham, MD to conduct a routine inspection. While checking inventory boxes, Inspector Bowden came across (1) 750ml, San Antonio Winery Cardinale, (1) Sweet Bitch Moscato, (1) Barbentura Moscato, (1) Menage a Trois Sweet Red, (2) bottles of Sweet Red, also (1) 1.75 ml of Sutter Home Sangria and (1) Modgen David Concord. The establishment could not produce invoices to show that the alcohol belonged to Joyful Heart African Cuisine. The cashier refused to sign the report and the cashier and owner refused to provide their names to the inspector.

**A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, March 9, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@cp.g.md.us](mailto:BLC@cp.g.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**  
Attest:  
Terence Sheppard  
Director  
February 18, 2022  
141360 (2-24-3-3)

**ORDER OF PUBLICATION**

APRIL MALVEO Plaintiff  
V.  
MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD

THE JAMES LIVING TRUST  
SERVE ON: THOMAS M. JAMES, TRUSTEE  
141335 (2-24-3-3-10)

AND  
NAZIM KHAN  
Ricardo A. Lasso, Esq.  
4626 Wisconsin Avenue, NW  
Suite 101  
Washington, DC 20016  
(202) 537-0343

AND  
CATHY L. KHAN  
**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**

WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-PR3, TRUST  
SERVE ON: CSC-LAWYERS INCORPORATING SERVICE COMPANY, RESIDENT AGENT  
141318 (2-17-2-24-3-3)

AND  
JPMORGAN CHASE BANK, N.A. SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT  
141318 (2-17-2-24-3-3)

AND  
CARRIE M. WARD, SUBSTITUTE TRUSTEE  
Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

AND  
JACOB GEESING, SUBSTITUTE TRUSTEE  
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; 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.

AND  
PRATIMA LELE, SUBSTITUTE TRUSTEE  
JIMMY MALDONADO  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123654  
141355 (2-24-3-3-10)

AND  
JOSHUA COLEMAN, SUBSTITUTE TRUSTEE  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123845  
141357 (2-24-3-3-10)

AND  
RICHARD R. GOLDSMITH, JR., SUBSTITUTE TRUSTEE  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123814  
141356 (2-24-3-3-10)

AND  
LUDEEN MCCARTNEY-GREEN, SUBSTITUTE TRUSTEE  
DIANE WITHERS-ELLIS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123876  
141354 (2-24-3-3-10)

AND  
JASON KUTCHER, SUBSTITUTE TRUSTEE  
BRIDGETTE BARKSDALE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123845  
141357 (2-24-3-3-10)

AND  
JASON KUTCHER, SUBSTITUTE TRUSTEE  
BRIDGETTE BARKSDALE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123845  
141357 (2-24-3-3-10)

**LEGALS**

**ELIZABETH C. JONES, SUBSTITUTE TRUSTEE**

AND  
NICHOLAS DERDOCK, SUBSTITUTE TRUSTEE

AND  
(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:)

15806 DYER ROAD  
ACCOKEEK, MARYLAND 20607

AND  
PRINCE GEORGE'S COUNTY, MARYLAND  
SERVE ON:  
RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND  
UNKNOWN OWNERS OF THE PROPERTY:  
15806 DYER ROAD  
ACCOKEEK, MARYLAND 20607

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

Defendant(s)  
**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 22-02974**

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

All that property in Prince George's County described as: 23,320,000 Sq.Ft. Dyer Manor Lot 9 Blk A, Assmt \$17,867 Lib 36242 Fl 256, tax account no. 05-0381293, Deed ref. 36242/00256 and assessed to The James Living Trust.

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

It is thereupon this 14th day of February, 2022, by the Circuit Court for Prince George's County:  
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 11th day of March, 2022, warning all persons interested in the property to appear in this Court by the 19th day of April, 2022 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

True Copy—Test:  
Mahasin El Amin, Clerk  
141335 (2-24-3-3-10)

AND  
Ricardo A. Lasso, Esq.  
4626 Wisconsin Avenue, NW  
Suite 101  
Washington, DC 20016  
(202) 537-0343

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORENTINA MALDONADO  
Notice is given that Jimmy Maldonado whose address is 4017 Lawrence Street, Brentwood, MD 20722 was on February 9, 2022 appointed personal representative of the estate of Florentina Maldonado who died on July 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of August, 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; 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.

RONAE CHITTAMS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122070  
141318 (2-17-2-24-3-3)

AND  
PATRICIA E TALBERT SMITH  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123820  
141320 (2-17-2-24-3-3)

AND  
KEVIN CROSS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119778  
141317 (2-17-2-24-3-3)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORBERT VAN BARKSDALE  
Notice is given that Bridgette Barksdale whose address is 7416 Earnshaw Drive, Brandywine, MD 20613 was on February 11, 2022 appointed personal representative of the estate of Norbert Van Barksdale who died on December 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 15th day of August, 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; 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.

BRIDGETTE BARKSDALE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123845  
141357 (2-24-3-3-10)

AND  
DIANE WITHERS-ELLIS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123814  
141356 (2-24-3-3-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD J TALBERT  
Notice is given that Patricia E Talbert Smith whose address is 1011 First Street, Rockville, MD 20850 was on February 8, 2022 appointed personal representative of the estate of Edward J Talbert who died on December 9, 2019 with a will.

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

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

PATRICIA E TALBERT SMITH  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123820  
141320 (2-17-2-24-3-3)

AND  
KEVIN CROSS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119778  
141317 (2-17-2-24-3-3)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L WITHERS  
Notice is given that Diane Withers-Ellis whose address is 12600 Van Brady Road, Upper Marlboro, MD 20772 was on February 15, 2022 appointed personal representative of the estate of Mary L Withers who died on January 14, 2022 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 15th day of August, 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; 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.

DIANE WITHERS-ELLIS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123814  
141356 (2-24-3-3-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY CROSS  
Notice is given that Kevin Cross whose address is 12140 Palisades Drive, Dunkirk, MD 20754 was on February 4, 2022 appointed personal representative of the estate of Shirley Cross who died on January 27, 2021 with a will.

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

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

BRIDGETTE BARKSDALE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123845  
141357 (2-24-3-3-10)

AND  
DIANE WITHERS-ELLIS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123814  
141356 (2-24-3-3-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD J TALBERT  
Notice is given that Patricia E Talbert Smith whose address is 1011 First Street, Rockville, MD 20850 was on February 8, 2022 appointed personal representative of the estate of Edward J Talbert who died on December 9, 2019 with a will.

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

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

PATRICIA E TALBERT SMITH  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123820  
141320 (2-17-2-24-3-3)

AND  
KEVIN CROSS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119778  
141317 (2-17-2-24-3-3)

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

**LEGALS**

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

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

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

You must reclaim these vehicles by: **03/18/2022**

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

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

2006	NISSAN	QUEST	MD	01994CJ	5N1BV28U96N119833
2006	FORD	EXPLORER	MD	6CG8882	1FMEU74E26UB08240
1999	LEXUS	GS	CA	8T0D653	JT8BD68SXX0083242
2021	MITSUBISHI	G4	MD	T0353248	ML32FUFJ1MHF03158

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

1998	CHEVROLET	ASTRO	MD	6DJ4454	1GNDM19W8WB188631
2008	VOLKSWAGEN	JETTA	VA	1456XA	3VWJZ71K48M155479
2006	CHEVROLET	MALIBU	MD	4EC6385	1G1ZU53866F251856
2000	BMW	328CI	VA	6736UY	WBABM5341YN90933
2012	CHEVROLET	IMPALA	DC	TAWHEED	2G1WGS5E37C1161758
2006	NISSAN	ALTIMA	MD	1N4AL1D96C105653	
2008	FORD	CROWN VICTORIA	MD	2EE6405	2FAHP7V158X165918
2002	FORD	ZX2	VA	ULD9755	3FAFP11362R113383
2009	BMW	535	VA	G72366	WBANV93529C132804
2004	CADILLAC	DEVILLE	VA	V5J5686	1G6KD54YX4U222475
2008	CHRYSLER	SEBRIG	DC	FV0356	1C3LD66M68N163799
2002	CHEVROLET	SUBURBAN	VA	UBK8324	1GNEC16Z42J214888
2004	LEXUS	RX300	MD	1CB4511	JTJHA31U640029038

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

2016	HONDA	ACCORD	MD	7EV7803	1HGCR2F35GA105851
141448					(3-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE SENNER

Notice is given that Tracy Smith whose address is 15800 Presswick Lane, Bowie, MD 20716 was on February 9, 2022 appointed personal representative of the estate of Christine Senner who died on December 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 9th day of August, 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; 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.

TRACY SMITH  
Personal Representative

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

Estate No. 123583  
141323 (2-17-2-24,3-3)

**NOTICE**

VERJEANA C. MCCOTTER-JACOBS

vs. Plaintiff

DAVID ANTHONY JACOBS

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAD 19-18673**

Notice is HEREBY given this 18th day of February, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 14410 Dolbrook Lane, Bowie, MD 20721 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 21st day of March, 2022.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 21st day of March, 2022.

The REPORT STATES the amount of sale to be Five Hundred Fifty-Six Thousand Dollars (\$556,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141408 (3-3,3-10,3-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH WORTHY

Notice is given that Audra G Zellner whose address is 8805 Stone Ridge Circle Unit 303, Pikesville, MD 21208 was on February 10, 2022 appointed personal representative of the estate of Ruth Worthy who died on June 28, 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 10th day of August, 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; 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.

AUDRA G ZELLNER  
Personal Representative

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

Estate No. 123577  
141424 (3-3,3-10,3-17)

**NOTICE**

RAY ANTHONY WILLIAMS

vs. Plaintiff

SHARON FELICIA REEVES-WILLIAMS

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAD 17-01537**

Notice is HEREBY given this 18th day of February, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 6700 94th Avenue, Lanham, 20706 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 21st day of March, 2022.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 21st day of March, 2022.

The REPORT STATES the amount of sale to be Three Hundred Thirty-Five Thousand Dollars (\$335,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141407 (3-3,3-10,3-17)

**LEGALS**

E. Nickey Patterson, Esquire  
6710 Oxon Hill Road, Suite 210  
Oxon Hill, MD 20745  
202-709-6726

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY TEMPLE GREEN

Notice is given that Dannetta Eugenia Winstead whose address is 3265 Westdale Court, Waldorf, MD 20601 and Zennela McLendon Johnson whose address is 416 East Federal Street, Baltimore, MD 21202 and Michael McLendon, Jr. whose address is 900 W 41st Street, Los Angeles, CA 90037 were on January 24, 2022 appointed co-personal representatives of the estate of Shirley Temple Green who died on December 5, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 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.

DANNETTA EUGENIA WINSTEAD  
ZENNELA MCLENDON JOHNSON  
MICHAEL MCLENDON, JR.  
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. 123271  
141324 (2-17-2-24,3-3)

Frank C. Gray  
7310 Ritchie Highway, Suite 900  
Glen Burnie, MD 21061  
410-590-9401

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID RICHARD EMBODY

Notice is given that Julia Adele Embody whose address is 2629 Brown Street, Apt. 201, Philadelphia, PA 19130 was on January 26, 2022 appointed personal representative of the estate of David Richard Embody who died on October 24, 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 26th day of July, 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.

JULIA ADELE EMBODY  
Personal Representative

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

Estate No. 123177  
141321 (2-17-2-24,3-3)

**LEGALS**

Karl L. Chen, Esq.  
CHEN Law, LLC  
9701 Apollo Drive, Suite 381  
Largo, Maryland 20774  
301-358-3981

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES RUSSELL MANLEY

Notice is given that Edwin Littlejohn whose address is 67 Lafayette Street, Stafford, VA 22554 was on February 8, 2022 appointed personal representative of the estate of Charles Russell Manley who died on August 13, 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 8th day of August, 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.

EDWIN LITTLEJOHN  
Personal Representative

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

Estate No. 122674  
141322 (2-17-2-24,3-3)

Janelle Ryan-Colbert, Esq.  
3060 Mitchellville Rd. Suite 216  
Bowie, MD 20716  
301-576-6200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD A. WILLIAMSON

Notice is given that Carolyn Williamson Green whose address is 18093 Justine St., Detroit, MI 48234 was on January 27, 2022 appointed personal representative of the estate of Howard A. Williamson who died on December 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of July, 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; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CAROLYN WILLIAMSON GREEN  
Personal Representative

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

Estate No. 123584  
141319 (2-17-2-24,3-3)

**ADVERTISE HERE  
Call 301-627-0900 Today!**

**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 15, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 15, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Commission on Fathers, Men and Boys for Prince George's County:

Mahssan "Bear" Afkhami	Appointment Replacing: Chike U. Aguh Term Expiration: 10/31/2023
James M. Alsobrooks	Reappointment Term Expiration: 10/31/2024
Mario F. Cisneros	Appointment Replacing: James C. Ballentine Term Expiration: 10/31/2022
Arthur L. Cutler, II	Reappointment Term Expiration: 10/31/2023
Bruce D. Edwards	Reappointment Term Expiration: 10/31/2024
Robert L. Johnson	Reappointment Term Expiration: 10/31/2023
Joseph E. Jones, Sr.	Reappointment/Chair Term Expiration: 10/31/2024
Anthony J. McAllister	Reappointment Term Expiration: 10/31/2023

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

141441

(3-3,3-10)

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 15, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 15, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Prince George's County Commission for Animal Control:

Ms. Roxanne D. Anderson	Appointment Replacing: Virginia May Term Expiration: 3/30/2024
Ms. Connie M. Carter	Reappointment Term Expiration: 3/30/2024
Ms. Audrey S. Nwaze	Appointment Replacing: Vacant Term Expiration: 3/30/2024
Ms. Kathleen V. Pacanowski	Reappointment Term Expiration: 3/30/2024
Ms. Mary P. Phillips	Appointment Replacing: Vacant Term Expiration: 3/30/2024

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

141444

(3-3,3-10)



**LEGALS**

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

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

**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

**MARCH 8, 2022 AT 11:33 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)

141304 (2-17-2-24,3-3)

**LEGALS**

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

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

**5105 HAGAN RD.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 29544, Folio 464 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 8, 2022 AT 11:25 AM**

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 302966-2)

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)

141300 (2-17-2-24,3-3)

**LEGALS**

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

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

**2716 KELNER DR.  
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated February 19, 2009, recorded in Liber 30615, Folio 195 among the Land Records of Prince George's County, MD, with an original principal balance of \$465,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 8, 2022 AT 11:27 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. 333526-1)

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)

141301 (2-17-2-24,3-3)

**LEGALS**

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

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

**1832 METZEROTT RD., UNIT # 403  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2007, recorded in Liber 28850, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,130.10, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 8, 2022 AT 11:29 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 No. 403 and Building Unit No. 20 in a condominium known as "Presidential Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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. 342513-1)

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)

141302 (2-17-2-24,3-3)

**LEGALS**

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

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

**1331 POTOMAC HEIGHTS DR., UNIT # 37  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated May 9, 2007, recorded in Liber 29853, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,598.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 8, 2022 AT 11:39 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered thirty-seven (37) in the subdivision known as "Pinewood Hill Condominium, Section One," and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 343828-1)

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

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

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410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

141307 (2-17-2-24,3-3)

**LEGALS**

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

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

**7506 WELLESLEY DR.  
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated January 3, 2006, recorded in Liber 23972, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 22, 2022 AT 10:45 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 \$34,000 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. 347767-1)

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

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

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141414 (3-3,3-10,3-17)



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

**6717 PINE GROVE DR.  
SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 27979, Folio 658 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,920.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 15, 2022 AT 11:04 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 \$25,000 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. 182269-3)

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

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

**ALEX COOPER AUCTS., INC.**  
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141340 (2-24,3-3,3-10)

**LEGALS**

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

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

**9001 TAYLOR ST.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated March 20, 2009, recorded in Liber 30488, Folio 570 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 15, 2022 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 346412-1)

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.**  
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141341 (2-24,3-3,3-10)

**LEGALS**

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

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

**408 CANO CT.  
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated August 17, 2006, recorded in Liber 37785, Folio 461 among the Land Records of Prince George's County, MD, with an original principal balance of \$288,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 22, 2022 AT 10:47 AM**

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 59186-2)

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.**  
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141415 (3-3,3-10,3-17)

**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**

**805 QUADE ST.  
OXON HILL A/R/T/A FOREST HEIGHTS, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated February 12, 1999, recorded in Liber 12844, Folio 694 among the Land Records of Prince George's County, MD, with an original principal balance of \$81,953.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 22, 2022 AT 10:49 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 \$7,000 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. 89509-1)

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

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

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141416 (3-3,3-10,3-17)

**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**

**2509 BRANDY LN.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26658, Folio 168 among the Land Records of Prince George's County, MD, with an original principal balance of \$504,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 22, 2022 AT 10:51 AM**

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 40468-2)

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)

141417 (3-3,3-10,3-17)

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**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Nuisance Abatement Board for Prince George's County:

- |                          |   |
|--------------------------|---|
| Mr. Antoine J. Beidleman | Appointment/Citizen member<br>Replacing: Mr. Donnie T. Arrington<br>Term Expiration: 1/5/2025 |
| Ms. Shirley A. Lathern   | Reappointment/Citizen member<br>Term Expiration: 1/5/2024                                     |
| Mr. Douglas S. Roeser    | Reappointment/Citizen member<br>Term Expiration: 1/5/2024                                     |
| Ms. Betty J. Williams    | Appointment/Citizen member<br>Replacing: Thelmetria Michaelides<br>Expiration: 1/5/2025       |

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

141366 (2-24,3-3)

**LEGALS**

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

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

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

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

**MARCH 15, 2022 AT 11:02 AM**

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 331407-1)

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

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

**ALEX COOPER AUCTS., INC.**  
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410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

141339 (2-24,3-3,3-10)

**LEGALS**

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

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

**2706 HUGHES RD.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006, recorded in Liber 26008, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 15, 2022 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 \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 165737-1)

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)

141343 (2-24,3-3,3-10)

**LEGALS**

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

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

**12616 DARLENEN ST.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2005, recorded in Liber 23039, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$264,800.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 15, 2022 AT 11:12 AM**

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 175310-3)

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

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

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141344 (2-24,3-3,3-10)

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**LEGALS**

**ORDER OF PUBLICATION**

NANCY L. GRASS

PLAINTIFF,

vs.

ESTATE OF HAYWOOD E. WYCHE

and

ELVINESE S. WYCHE

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 9707 Beachwood Avenue, Lanham, MD 20706, Lots numbered Two Hundred Fourteen (214) and Two Hundred Fifteen (215) in Block numbered (15) in the subdivision known as "SHERMAN PARK", as per plat thereof recorded in Plat Book A, Plat 103 among the land records of Prince George's County, Maryland; being in the 20th Election District.

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-02130**

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

**Account No.: 20-2249142 Known as: 9707 Beachwood Avenue, Lanham, MD 20706**

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 14th day of February, 2022, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 19th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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  
141333 (2-24-3-3-10)

**LEGALS**

**ORDER OF PUBLICATION**

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

PLAINTIFF

vs.

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF CHARLES WILLIAMSON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER CHARLES WILLIAMSON

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Mpherson St  
Account Number: 11 1158047  
Description: Lots 81. 82. 83 12,375.0000 Sq. Ft. Early Haven  
Assmt: \$15,200.00  
Liber/Folio: 05623/826  
Assessed To: Charles Williamson

**In the Circuit Court for Prince George's County, Maryland CAE 22-00465**

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

Property Address: 0 Mpherson St  
Account Number: 11 1158047  
Description: Lots 81. 82. 83 12,375.0000 Sq. Ft. Early Haven  
Assmt: \$15,200.00  
Liber/Folio: 05623/826  
Assessed To: Charles Williamson

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

from the date of sale has expired.

It is thereupon this 7th day of February, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141282 (2-17-2-24-3-3)

**ORDER OF PUBLICATION**

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

Plaintiff

Vs.

OXBRIDGE DEVELOPMENT AT BROCK HALL L.C.  
c/o Jacqueline M. Leverton, Resident Agent  
12822 Jesse Smith Road  
Mount Airy, Maryland 21771

and

UNKNOWN OWNER OF PROPERTY  
Willoughby Road, Upper Marlboro, Map 092, Grid F1, Parcel 000, Acct No. 03-3881919

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

and

THE COUNTY OF PRINCE GEORGE'S  
Serve on: Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, Maryland 20774

And all other persons having or claiming to have an interest in Willoughby Road, Upper Marlboro Account Number 03-3881919

Defendants.

**In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-00454**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Willoughby Road, Upper Marlboro, Account Number 03-3881919 and assessed to Oxbridge Development at Brock Hall, L.C., and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Willoughby Road, Upper Marlboro, District 03, Map 092, Grid F1, Parcel 0000  
Acct No.: 3881919

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

It is thereupon this 7th day of February, 2022, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 4th day of March, 2022, warning all persons interested in said property to be and appear in this Court by the 12th day of April, 2022, to redeem the property, Willoughby Road, Upper Marlboro, Account Number 03-3881919, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER II, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141287 (2-17-2-24-3-3)

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

**In The Estate Of: ERNESTINE CANTY Estate No.: 121971**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by LINDA S. MERICLE for judicial probate for the appointment of a personal representative.

A VIRTUAL hearing will be held on **APRIL 5, 2022 at 11:00 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

141351 (2-24-3-3)

**LEGALS**

**ORDER OF PUBLICATION**

NANCY L. GRASS

PLAINTIFF,

vs.

MARION D. WILLIAMS

and

MARVIN HERRIN

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All testate and intestate successors of Marvin Herring, believed to be or unknown if deceased, and all persons claiming by, through, or under the individual believed to be or unknown if deceased.

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 8726 Fulton Avenue, Lanham, MD 20706, BEING known as property in Kent, 13th Election District of Prince George's County, described as follows: Lots 50.51.52 & 53 9,600.0000 Sq.Ft. & Imps. Glenarden Blk S Assmt \$334,200 Lib 09562 F1 258 and assessed to William Marion D & Marvin Herrin

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00486**

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

**Account No.: 13-1429513 Known as: 8726 Fulton Avenue, Lanham, MD 20706**

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

It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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  
141291 (2-17-2-24-3-3)

**LEGALS**

**ORDER OF PUBLICATION**

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

PLAINTIFF

vs.

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JOE R. SHEETS, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER JOE R. SHEETS

and

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF MARY D. SHEETS, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER MARY D. SHEETS

and

HUNTLEY SQUARE CONDOMINIUM

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 3303 Huntley Square Dr Unit 3303 A-1, Temple Hills, MD 20748

Account Number: 12 1271659  
Description: Unit 3303-A-1, 2,023 Sq. Ft. & Imps. Huntley Square Con Assmt: \$60,667  
Liber/Folio: 4388/162  
Assessed To: Sheets Joe R. and Mary D.

**In the Circuit Court for**

Prince George's County, Maryland  
**CAE 22-00439**

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

Property Address: 3303 Huntley Square Dr Unit 3303 A-1, Temple Hills, MD 20748  
Account Number: 12 1271659  
Description: Unit 3303-A-1, 2,023 Sq. Ft. & Imps. Huntley Square Con Assmt: \$60,667  
Liber/Folio: 4388/162  
Assessed To: Sheets Joe R. and Mary D.

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

It is thereupon this 7th day of February, 2022, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141285 (2-17-2-24-3-3)

**LEGALS**

**ORDER OF PUBLICATION**

NANCY L. GRASS

PLAINTIFF,

vs.

OLIVER C. GRIFFIN

and

ESTATE OF NORMA C. GRIFFIN

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 5612 Shawnee Drive, Oxon Hill, MD 20745-1956, Lot numbered fourteen (14) in Block numbered 4 (4) in Section numbered six (6) in the subdivision known as "FOREST HEIGHTS", as per plat thereof recorded in Plat Book BB 10, Plat Number 24, as recorded among the Land Records of Prince George's County, Maryland. Being in the 12th Election District.

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00488**

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

**Account No.: 12-1249929 Known as: 5612 Shawnee Drive, Oxon Hill, MD 20745-1956,**

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

It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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  
141290 (2-17-2-24-3-3)

**LEGALS**

**MECHANIC'S LIEN SALE**

**2021 KIA RIO VIN: 3KPA24AD8ME384646**

Sale to be held MARCH 12, 2022 10:00 AM

On the premises of :

COLLISION TOWING  
7229 LANDOVER RD  
HYATTSVILLE MD 20785

141361 (2-24-3-3)

**LEGALS**

**ORDER OF PUBLICATION**

NANCY L. GRASS

PLAINTIFF,

vs.

MAHVASH YAZDANI

and

ROSTAM YAZDANI

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 6100 Westchester Park Drive, Condo Unit: TR5 1605, College Park, MD 20740, Tier 5 Unit 1605 850.0000 Sq.Ft. & Imps. Towers In Westches Assmt \$117,333 Lib 39661 F1 255 Unit TR 51, among the land records of Prince George's County, Maryland

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00484**

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

**Account No.: 10-2390375 Known as: 6100 Westchester Park Drive, Condo Unit: TR5 1605, College Park, MD 20740**

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

It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 12th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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  
141292 (2-17-2-24-3-3)

**ORDER OF PUBLICATION**

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

PLAINTIFF

vs.

ELSIE SLAUGHTER

and

MICHAEL SLAUGHTER SR.

and

MONICA BUCHANAN

and

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

and

LEHMAN BROTHERS BANK, FSB  
NKA AURORA BANK FSB

and

RICK SKOGG, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Opus Ave  
Account Number: 18 2117018  
Description: Lots 19.20.21.22.23 10,000 Sq. Ft. Gr Capitol Heights Blk 10  
Assmt: \$35,600  
Liber/Folio: 24108/352  
Assessed To: Slaughter Elsie Etal.

**In the Circuit Court for Prince George's County, Maryland CAE 22-00474**

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

Property Address: 0 Opus Ave  
Account Number: 18 2117018  
Description: Lots 19.20.21.22.23 10,000 Sq. Ft. Gr Capitol Heights Blk

10  
Assmt: \$35,600  
Liber/Folio: 24108/352  
Assessed To: Slaughter Elsie Etal.

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

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

Vs.

WOODBURN ESTATES, LLC  
c/o: Evelyn Scalia,  
Last known Officer  
522 Church Road  
Upper Marlboro, Maryland 20774

and

THE COLUMBIA BANK  
C/o: John A. Scaldara, Jr.  
Resident Agent  
7168 Columbia Gateway Drive  
Columbia, Maryland 21046

and

DAVID S. MUSGRAVE,  
BRYAN M. MULL,  
Trustees  
233 E. Redwood Street  
Baltimore, Maryland 21202

and

UNKNOWN OWNER OF PROPERTY

Parcel A, Mary Beth Boulevard,  
Clinton, Map 124, Grid E3, Parcel  
000, Acct No. 09-3827748  
the unknown owner's heirs, devisees  
and personal representatives and their  
or any of their heirs, devisees, executors,  
administrators, grantees, assigns or successors  
in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S  
Serve on: Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, Maryland 20774

And all other persons having or claiming  
to have an interest in Parcel A, Mary Beth  
Boulevard, Clinton, Account Number  
09-3827748

Defendants.

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 22-00464**

The object of this proceeding is to secure the  
foreclosure of all rights of redemption in the  
following property, Parcel A, Mary Beth Boulevard,  
Clinton, Account Number 09-3827748 and  
assessed to Woodburn Estates, LLC, and sold  
by the Collector of Taxes for Prince George's  
County and the State of Maryland to the  
Plaintiffs in these proceedings:

Parcel A, Mary Beth Boulevard,  
Clinton, District 09, Map 124,  
Grid E3, Parcel 000  
Acct No.: 3827748

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

It is thereupon this 7th day of February,  
2022, by the Circuit Court for Prince George's  
County,

ORDERED, that notice be given by the  
insertion of a copy of this Order in some  
newspaper having a general circulation once a  
week for three successive weeks, before the  
4th day of March, 2022, warning all persons  
interested in said property to be and appear in  
this Court by the 12th day of April, 2022, to  
redeem the property, Parcel A, Mary Beth  
Boulevard, Clinton, Account Number 09-3827748,  
and answer the Complaint of or thereafter a  
final decree will be rendered foreclosing all  
rights of redemption in the property and  
vesting in the Plaintiff, WILBARGER II, LLC, a  
title free and clear of all encumbrances,  
except for ground rents.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141288 (2-17,2-24,3-3)

**ORDER OF PUBLICATION**

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

Plaintiff

v.

MAXINE B. WILLIAMS

and

JOHN AUBRY BROWN

and

THE ESTATE, PERSONAL REPRESENTATIVE,  
AND TESTATE AND INTESTATE SUCCESSORS  
OF JOHN AUBRY BROWN, BELIEVED TO BE  
DECEASED, AND ALL PERSONS CLAIMING  
BY, THROUGH, OR UNDER JOHN AUBRY  
BROWN

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 12947 Fletcher-  
town Rd, Bowie, MD 20720  
Account Number: 14 1587765  
Description: Entire Imps Razed 5-1-  
08 3.0000 Acres Map 037 Grid B2 Par  
052  
Assmt: \$96,100.00  
Liber/Folio: 2742/518  
Assessed To: John A. Brown and  
Maxine B. Williams, etal.

**In the Circuit Court for Prince George's County, Maryland  
CAE 22-00480**

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

Property Address: 12947 Fletcher-  
town Rd, Bowie, MD 20720  
Account Number: 14 1587765  
Description: Entire Imps Razed 5-1-  
08 3.0000 Acres Map 037 Grid B2 Par  
052  
Assmt: \$96,100.00  
Liber/Folio: 2742/518  
Assessed To: John A. Brown and  
Maxine B. Williams, etal.

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

It is thereupon this 7th day of February,  
2022, by the Circuit Court for Prince George's  
County:

ORDERED, that notice be given by the  
insertion of a copy of this Order in the Prince  
George's Post, a newspaper having circulation  
in Prince George's County, once a week for  
three successive weeks on or before the 4th  
day of March, 2022, warning all persons  
interested in the said properties to be and  
appear in this Court by the 12th day of April,  
2022, and redeem the Property, and answer  
the Complaint, or thereafter a final judgment  
will be rendered foreclosing all rights of  
redemption in this Property and vesting in  
the Plaintiff a title, free and clear of all  
encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141283 (2-17,2-24,3-3)

**LEGALS**

**NOTICE**

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

v.

Vongie Newman  
7519 Riverdale Road, #1949  
New Carrollton, MD 20784  
Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-07722**

Notice is hereby given this 15th day of  
February, 2022, by the Circuit Court for  
Prince George's County, that the sale of the  
property mentioned in these proceedings,  
made and reported, will be ratified and  
confirmed, unless cause to the contrary  
thereof be shown on or before the 15th day  
of March, 2022, provided a copy of this  
notice be published in a newspaper of  
general circulation in Prince George's  
County, once in each of three successive  
weeks before the 15th day of March, 2022.

The Report of Sale states the amount of  
the foreclosure sale price to be \$70,000.00.  
The property sold herein is known as 7519  
Riverdale Road, #1949, New Carrollton,  
MD 20784.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141347 (2-24,3-3,3-10)

**ORDER OF PUBLICATION**

APRIL MALVEO  
V. Plaintiff

JUAN A. MIRANDA

AND

NOEMY C. PEREZ

AND

PETER FRANCHOT, COMPTROLLER OF  
MARYLAND

AND

STATE OF MARYLAND  
SERVE ON: BRIAN E. FROSH, ATTORNEY  
GENERAL

AND

(All persons having or claiming to have an  
interest in the property situate and lying in  
PRINCE GEORGE'S COUNTY and known as:)

9637 FORT FOOTE ROAD  
FORT WASHINGTON, MARYLAND 20744

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE ON:  
RHONDA L. WEAVER, ACTING  
COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

9637 FORT FOOTE ROAD  
FORT WASHINGTON, MARYLAND 20744

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

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 22-02975**

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

All that property in Prince George's  
County described as: Pt Par 135 (2, 218f  
Dfr To PG Co RDS Fort F Oot Rd 09)rw  
Case#465-50, 19,562,000 Sq.Ft., Assmt  
\$76,500 Map 113 Grid E4 Par 135 Lib  
42157 Fl 086, tax account no. 12-1312248,  
Deed ref. 42157/00086 and assessed to  
Juan A. Miranda and Noemy Claire Perez.

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

It is thereupon this 14th day of February,  
2022, by the Circuit Court for Prince George's  
County:

ORDERED, That notice be given by the  
insertion of a copy of this Order in some  
newspaper having a general circulation in  
Prince George's County once a week for  
three (3) successive weeks on or before the  
11th day of March, 2022, warning all  
persons interested in the property to appear  
in this Court by the 19th day of April, 2022  
and redeem the property described above  
and answer the Complaint or thereafter a  
Final Judgment will be entered foreclosing  
all rights of redemption in the property,  
and vesting in the Plaintiff a title, free and  
clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141334 (2-24,3-3,3-10)

File: 2020-10241-4461

LAW OFFICE OF JOHN E. REID, PLLC  
5335 Wisconsin Avenue, N.W.  
Suite 440  
Washington, D.C. 20015

**AMENDED ORDER OF PUBLICATION**

Lexicon Government Services, LLC,  
Plaintiff

vs.

Ikechukwu Agbim, Danielle Branch  
Brown, Bradford Foster Brown II,  
McLean Mortgage Corporation,  
Mortgage Electronic Registration  
Systems, Inc., James P. Hodges, Esq.,  
Trustee, Prince George's County,  
Maryland and All unknown owners  
of the property described below; all  
heirs, devisees, personal representatives,  
and executors, administrators,  
grantees, assigns or successors in  
right, title, interest, and any and all  
persons having or claiming to have  
any interest in the property and  
premises with Account No. 3605805;  
situate in District 14 of Prince  
George's County, Maryland, known  
as 13201 Zircon Dr., Bowie, MD  
20720, and described as 21,077.0000  
Sq.Ft. Highbridge Lot 1 on the Tax  
Roll of the Director of Finance,  
Defendants.

**In the Circuit Court for Prince George's County, Maryland  
CIVIL DIVISION  
Civil Action No. CAE 21-01630  
TAX SALE**

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

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

It is thereupon this 18th day of February,  
2022, by the Circuit Court for Prince  
George's County, Maryland,

ORDERED, that notice be given by the  
insertion of a copy of this Order in some  
newspaper having general circulation in  
Prince George's County, Maryland, once a  
week for three (3) consecutive weeks,  
on or before the 11th day of March,  
2022, warning all persons having or  
claiming to have any interest in the  
property described above to appear in  
this Court by the 19th day of April,  
2022, and redeem their respective  
property or answer the Complaint,  
or thereafter a Final Decree will be  
entered foreclosing all rights of  
redemption in and as to the property,  
and vesting in the Plaintiff a title in  
fee simple or leasehold, free and clear  
of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141353 (2-24,3-3,3-10)

**LEGALS**

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141401 (2-24,3-3,3-10)

**LEGALS**

Linda M. Brown, Esquire  
14405 Laurel Place, Suite 316  
Laurel, Maryland 20707  
240-264-6087

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

TO ALL PERSONS INTERESTED IN THE  
ESTATE OF YOLANDA CARDAMONE

Notice is given that Michael Cardamone  
whose address is 7670 Carley Dr., Port  
Tobacco, MD 20677 was on February 10,  
2022 appointed personal representative of  
the estate of Yolanda Cardamone who died  
on November 25, 2021 with a will.

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

All persons having any objection to the  
appointment (or to the probate of the  
decedent's will) shall file their objections  
with the Register of Wills on or before the  
10th day of August, 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.

MICHAEL CARDAMONE  
Personal Representative

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

Estate No. 123697  
141352 (2-24,3-3,3-10)

Miro Nikolov, Esq.  
Carpio Law Firm LLC  
3311 Toledo Terrace Suite B201  
Hyattsville, MD 20782  
301-559-8100

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

TO ALL PERSONS INTERESTED IN THE  
ESTATE OF JOSE VLADIMIR RIVERA DE  
LA CRUZ

Notice is given that Idis Rivera whose  
address is 1824 Metzertott Road, Apt #305,  
Adelphi, MD 20783 was on February 15,  
2022 appointed personal representative of  
the estate of Jose Vladimir Rivera de la Cruz  
who died on October 29, 2020 without a  
will.

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

All persons having any objection to the  
appointment (or to the probate of the  
decedent's will) shall file their objections  
with the Register of Wills on or before the  
15th day of August, 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.

IDIS RIVERA  
Personal Representative

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

Estate No. 120828  
141353 (2-24,3-3,3-10)

**LEGALS**

**ORDER OF PUBLICATION**

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

Plaintiff

v.

ELDER O. THORPE  
AKA OZEY LEE THORPE

and

THE ESTATE, PERSONAL REPRESENTATIVE,  
AND TESTATE AND INTESTATE SUCCESSORS  
OF ELDER O. THORPE AKA OZEY LEE  
THORPE, BELIEVED TO BE DECEASED,  
AND ALL PERSONS CLAIMING BY,  
THROUGH, OR UNDER ELDER O. THORPE  
AKA OZEY LEE THORPE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Ute Way, Capitol  
Heights, MD 20743  
Account Number: 18 1989839  
Description: Lots 76.77.78.79.80  
9,740 Sq. Ft. Gr Capitol Heights Blk  
39  
Assmt: \$33,700  
Liber/Folio: 4419/231  
Assessed To: Elder O. Thorpe

**In the Circuit Court for Prince George's County, Maryland  
CAE 22-00478**

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

Property Address: 0 Ute Way, Capitol  
Heights, MD 20743  
Account Number: 18 1989839  
Description: Lots 76.77.78.79.80  
9,740 Sq. Ft. Gr Capitol Heights Blk  
39  
Assmt: \$33,700  
Liber/Folio: 4419/231  
Assessed To: Elder O. Thorpe

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

It is thereupon this 7th day of February,  
2022, by the Circuit Court for Prince  
George's County:

ORDERED, that notice be given by the  
insertion of a copy of this Order in the  
Prince George's Post, a newspaper having  
circulation in Prince George's County, once  
a week for three successive weeks on or  
before the 4th day of March, 2022, warning  
all persons interested in the said properties  
to be and appear in this Court by the 12th  
day of April, 2022, and redeem the  
Property, and answer the Complaint, or  
thereafter a final judgment will be rendered  
foreclosing all rights of redemption in this  
Property and vesting in the Plaintiff a title,  
free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141284 (2-17,2-24,3-3)

**LEGALS**

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

Anthony Frederick  
P.O. Box 237  
Bushwod, MD 20618  
Plaintiff,

vs.

Carmen Frederick  
14721 Dunbarton Drive  
Upper Marlboro, MD 20772  
Defendant,

**MARYLAND JUDICIARY  
Circuit Court for St. Mary's County, Maryland  
Case No. C-18-FM-21-348**

Anthony Frederick, the above named  
plaintiff, has filed a Complaint for  
Absolute Divorce and Other Relief in  
which he/she is asking the court to grant  
absolute divorce from Defendant.

The Circuit Court for St. Mary's  
County, Maryland may grant that relief  
unless Carmen Frederick, above named  
defendant can show reason why the court  
should not grant the relief. Carmen  
Frederick must file a response to the  
petition/complaint/motion on or before  
April 8, 2022.

If Carmen Frederick fails to respond  
within the time allowed, the court may  
enter a judgment by default or grant the  
relief sought, as long as a copy of this  
Notice is published in a newspaper in  
Prince George's County at least once a  
week for three (3) consecutive weeks on  
or before March 11, 2022. After the time  
period in the judge's order has passed,  
you may ask the court for a default  
judgment or to move forward with your  
case

DEBRA J. BURCH  
Clerk of the Court  
Circuit Court for St. Mary's  
County, Maryland

141312 (2-17,2-24,3-3)



**LEGALS**

**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Pepercorn Place, Suite 400, Largo, MD 20774 until April 4, 2022, at 11:59 p.m. local prevailing time for the following project:

**Tree Removal at Various Locations  
951-H (D)**

2. Contract Documents:

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

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM027963 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).

- SPEED** eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158>. The project can be found by project name.

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

3. Project Description:

The Project scope includes Removal, Prune, Stump and Grind high risk trees within right of ways at various locations in Prince George's County.

4. Minimum Qualifications:

The Contractor must have a Maryland Licensed Tree Expert (LTE) on staff.

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

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

QUANTITY	UNIT	DESCRIPTION
1000	SY	Furnish and Place Topsoil Four Inch (4") depth
1000	SY	Seeding and Mulching
500	EA	Tree Removal, 0-6-inch Diameter
1,000	EA	Tree Removal, 6-12-inch Diameter
1,000	EA	Tree Removal, 12-24-inch Diameter
200	EA	Tree Removal, 24-36-inch Diameter
50	EA	Tree Removal, Greater than 36-inch Diameter
20	EA	Bee and Wasp Nest Removal
250	HR	Tree Trimming Crew Hourly
30	DAY	Tree Trimming Crew Daily
250	HR	Emergency Tree Trimming and Removal Services Hourly

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

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

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

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

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

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

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

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

14. An optional virtual Pre-Bid Conference will be held on March 14, 2022, at 11:00 a.m. local prevailing time, via Zoom at <https://us06web.zoom.us/j/83565519921?pwd=bFFMUmhMWmpxRzRmC2lMTmpVRE5JUT09> password 015203.

By Authority of Angela D. Alsbrooks  
County Executive

141345 (2-24,3-3,3-10)

**LEGALS**

**REQUEST FOR PROPOSALS  
RFP NO. 2022-01**

**CONVERSION TO GREY BOX SPACE OF 4524 SUITLAND ROAD,  
SUITLAND, MD 20746**

The Redevelopment Authority of Prince George's County (RDA) has issued this Request for Proposals ("RFP") for licensed contractors to convert the interior of 4524 Suitland Road, Suitland, MD 20747 to a Grey Box Finish level.

The IFB with Supporting Documentation will be available on February 25th, 2022, on the following website:

<https://www.princegeorgescountymd.gov/3539/Request-for-Proposals>

Email questions to Gerald Konohia - Senior Manager at [gkponohia@co.pg.md.us](mailto:gkponohia@co.pg.md.us). Bids must be received by the Redevelopment Authority no later than March 25th, 2022, at 12:00 PM EST unless otherwise noted in the IFB.

141403 (2-24,3-3)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Agricultural Resources Advisory Committee:

Mr. William "Bill" O. Ritchie, Jr Appointment  
Citizen member  
Replacing:  
Margaret Morgan-Hubbard  
Term Expiration: 6/30/2024

Mr. Steven E. Darcey Reappointment  
Soil Conservation District member  
Term Expiration: 6/30/2023

Mr. Daniel A. Donohue Reappointment  
Forestry member  
Term Expiration: 6/30/2024

Ms. Essita R. Duncan Appointment  
Non-Farming Interest member  
Term Expiration: 6/30/2024

Mr. Darren T. Gibson, Ed.D. Appointment  
Citizen member  
Replacing: Bradley P. Miller  
Term Expiration: 6/30/2023

Ms. Jo-Ann Romano Re-appointment  
Farm Bureau Representative  
Replacing: Robert Yates Clagett  
Term Expiration: 6/30/2024

Ms. Pharyn E. Smith Appointment  
Citizen member  
Replacing: Jo-Ann L. Romano  
Term Expiration: 6/30/2024

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

141363 (2-24,3-3)

**LEGALS**

**A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT  
RESOLUTION 2022-01 – ADJUSTING TIME REQUIREMENTS  
BY WHICH A SPECIAL ELECTION ARISING FROM A VACANCY MUST BE HELD**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2022-01 on February 22, 2022. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

**A Resolution Amending Article II of the City of Hyattsville's Charter to Adjust the Time Requirements by Which a Special Election Arising out of a Vacancy in the Office of the Mayor or any Councilmember Must be Held.**

The Charter Amendment Resolution will become effective April 13, 2022, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before April 3, 2022. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2022-01 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville

141440 (3-3,3-10,3-17,3-24)

**LEGALS**

**Landover Hills Town Council  
Adoption of Ordinance No. O-01-2022**

Adoption of Ordinance No. O-01-2022: An Ordinance of the Mayor and Town Council of the Town of Landover Hills Amending the Code of the Town of Landover Hills, to Repeal and Re-Enact Chapter 63 "Parks" with Amendments as Chapter 63 "Parks and Town Property" to Clarify the Property to which the Chapter Applies, to Clarify Prohibited Acts in Town Parks and on Town Property, and to Identify which Violations of Chapter 63 are Municipal Infractions and which are Misdemeanors, and Amending Town Code, Chapter 28 "Fees and Penalties", Sec. 2802 "Penalties" to Establish Penalties for Violations Of Chapter 63. At the February 22, 2022 Town Council meeting held at the Landover Hills Town Hall, the Town Council adopted Ordinance O-01-2022. A copy of the Ordinance may be obtained by calling Town Hall at (301)773-6401 or by requesting a copy via email at [townhall@landoverhills.us](mailto:townhall@landoverhills.us). Ordinance O-01-2022 becomes effective on March 14, 2022.

141419 (3-3,3-10)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
DEPARTMENT OF SOCIAL SERVICES**

**FY23 EMPLOYMENT AND TRAINING PROGRAM  
NOTICE OF FUNDS AVAILABILITY**

The Prince George's County Department of Social Services (PGCDSS), in its capacity as the lead organization for welfare reform in Prince George's County, is seeking applications to provide workforce participation, full time employment placement, and retention services. PGCDSS seeks providers capable of assisting approximately 5,300 existing or prospective customers to develop and enhance their employability skills and abilities, become economically self-sufficient, and eliminate reliance on public social services programs. PGCDSS intends to award multiple contracts totaling approximately **\$1,941,487** to vendors who demonstrate the ability to successfully meet the requirements of this Request for Applications (RFA). The selected vendors will have complete responsibility and be accountable to PGCDSS for the Scope of Services it proposes to provide under any contract awarded as a result of this RFA even if a portion or portions is subcontracted.

All responses to this solicitation must show the vendor is experienced in and capable of providing the services requested. The intent of this solicitation is to contract with one or more vendors to provide these services. Preference may be given to the vendor(s) that has knowledge and experience handling issues specific to Prince George's County and the most cost effective and comprehensive bids.

This RFA is open to all interested parties. **The closing deadline for receipt of responses to this solicitation is 4:00 p.m. on March 25, 2022.** Proposals received after 4:00 p.m. will not be considered.

If you are interested in receiving a copy of the solicitation, please contact the Issuing Officer below:

**Yolanda Waugh, Issuing Officer  
Office of Contracts and Procurement (OCP)  
Prince George's County Department of Social Services  
805 Brightseat Road  
Landover, Maryland 20785-4723  
(301) 909-7038**

*The Prince George's County Department of Social Services strongly encourages proposals from Certified Minority, Veteran and Small Business Enterprises. Certified County-Based Businesses (CBBs), County-Based Small Businesses (CSBs) and County-Located Businesses (CLBs) are also encouraged to respond.*

141346 (2-24,3-3,3-10,3-17)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

**TUESDAY, MARCH 8, 2022  
VIRTUAL MEETING  
VIEW USING THE LINK PROVIDED AT:  
<https://pgccouncil.us/LIVE>**

**11:30 A.M.**

Notice is hereby given that on Tuesday, March 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Advisory Committee on Aging for Prince George's County:

Ms. Margaret Baltimore Reappointment/Senior Citizens  
Member  
Term Expiration: 2/1/2025

Ms. Michelle Y. Blanc Appointment/Public At-Large  
Member  
Term Expiration: 2/1/2025

Ms. Vanecia L. Davis Reappointment/Public At-Large  
Member  
Term Expiration: 2/1/2025

Ms. Gwendolyn A. Drummond Reappointment/Public At-Large  
Member  
Term Expiration: 2/1/2023

Ms. Ida R. Fletcher Appointment/Senior Citizen  
Member  
Replacing: Patrice E. Poole-King  
Term Expiration: 2/1/2023

Mr. Mark A. Harrison Appointment/Non-Profit Agency  
Member  
Term Expiration: 2/1/2025

Mr. Eddie R. Jordan Appointment/Senior Citizen  
Member  
Term Expiration: 2/1/2025

Ms. Gretchen D. Lofland, Ed. D Reappointment/Senior Citizen  
Member  
Term Expiration: 2/21/2024

Ms. Erica E. Noble Reappointment/Non-Profit  
Agency Member  
Term Expiration: 2/1/2025

Ms. Kym D. Taylor Reappointment/Public/Non-  
Profit Agency Member  
Term Expiration: 2/1/2025

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

141362 (2-24,3-3)



**LEGALS**

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

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

**8001 BRETT PLACE**  
**GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Wayne H. Warren, Jr., dated September 10, 2012 and recorded in Liber 34283, Folio 576 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$558,750.00, and an original interest rate of 5.060%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 8, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 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.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,  
Christianna Kersey, and Kevin Hildebeidel,  
Substitute Trustees

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141308 (2-17,2-24,3-3)

**LEGALS**

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

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

**9701 TEMPLE HILL ROAD**  
**CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Robert F Silver, dated December 19, 2016 and recorded in Liber 39179, Folio 23 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$46,050.00, and an original interest rate of 4.148%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 8, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141309 (2-17,2-24,3-3)

**LEGALS**

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

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

**13032 SILVER MAPLE COURT**  
**BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway, and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 8, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141310 (2-17,2-24,3-3)

**LEGALS**

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

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

**14109 SPRINGBRANCH DRIVE**  
**UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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

**MARCH 8, 2022**  
**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 \$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 7.5% 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 # 2011-11099)

**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

141294 (2-17,2-24,3-3)

**LEGALS**

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

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

**1707 CINNAMON TEAL WAY**  
**UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Makeba Barnes and Darryl Barnes, dated March 23, 2006, and recorded in Liber 24835 at folio 234 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

**MARCH 8, 2022**  
**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 \$33,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 # 18-603602)

**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

141295 (2-17,2-24,3-3)

**LEGALS**

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

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

**2914 UPLAND AVENUE**  
**FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Estate of Mabel Cobb-Arrington, dated December 26, 2002, and recorded in Liber 17035 at folio 379 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

**MARCH 8, 2022**  
**AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% 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 # 19-601646)

**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

141296 (2-17,2-24,3-3)

**LEGALS**

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

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

**12217 QUADRILLE LANE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**MARCH 22, 2022  
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 \$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 # 19-602860)

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

141406 (3-3,3-10,3-17)

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**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**

**5735 BUGLER ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 1, 2010, recorded in Liber 32332, Folio 90 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,448.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**MARCH 8, 2022 AT 11:31 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 335517-2)

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)

141303 (2-17,2-24,3-3)

**LEGALS**

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

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

**15517 ORCHARD RUN DR.  
BOWIE, MD 20715**

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

**MARCH 8, 2022 AT 11:37 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 89822-2)

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  
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141306 (2-17,2-24,3-3)

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# Have a Very Safe Weekend

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES H FLOWERS III**

Notice is given that Charles H Flowers IV whose address is 206 Manning Road East, Accokeek, MD 20607 was on February 16, 2022 appointed personal representative of the estate of Charles H Flowers III who died on January 14, 2022 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 August, 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; 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.

**CHARLES H FLOWERS IV**  
Personal Representative

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

Estate No. 123950  
141427 (3-3,3-10,3-17)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CURLY A GILBERT**

Notice is given that Gregory A Gilbert whose address is 3167 Huntington Circle, Waldorf, MD 20602 was on February 14, 2022 appointed personal representative of the estate of Curly A Gilbert who died on September 17, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 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; 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.

**GREGORY A GILBERT**  
Personal Representative

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

Estate No. 123464  
141429 (3-3,3-10,3-17)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CRYSTAL MONIQUE OWENS**

Notice is given that Carmen Mack whose address is 3300 Spriggs Request Way, Bowie, MD 20721 was on February 16, 2022 appointed personal representative of the estate of Crystal Monique Owens who died on February 2, 2022 with a will.

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

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

**CARMEN MACK**  
Personal Representative

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

Estate No. 123944  
141430 (3-3,3-10,3-17)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JUDITH LOUISE FORD**

Notice is given that Earl Adams Jr whose address is 7046 Hunter Lane, Hyattsville, MD 20782 was on February 23, 2022 appointed personal representative of the estate of Judith Louise Ford who died on December 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 23rd day of August, 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; 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.

**EARL ADAMS JR**  
Personal Representative

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

Estate No. 123927  
141426 (3-3,3-10,3-17)

## LEGALS

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

**CATHERINE CORMAN**  
**FRANK CORMAN AKA FRANK J. CORMAN, JR. (DECEASED)**  
6320 Clinton Way  
Clinton, MD 20735

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-12093

Notice is hereby given this 18th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6320 Clinton Way, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of March, 2022, 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 18th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$269,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141409 (3-3,3-10,3-17)

### NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

**William Elliott Lane III,**  
a/k/a/ William Lane  
6830 Flagstaff Street  
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-03197

Notice is hereby given this 22nd day of February, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of March, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$183,959.05. The property sold herein is known as 6830 Flagstaff Street, Hyattsville, MD 20785.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141411 (3-3,3-10,3-17)

### NOTICE

**Richard E. Solomon**  
**Richard J. Rogers**  
**Michael McKeefery**  
**Christianna Kersey**  
**Kevin Hildebeidel**  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

**Ronald Lewis Robinson**  
AND  
**Raychon Robinson**

9110 Banleigh Lane  
Clinton, MD 20735

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-14764

Notice is hereby given this 22nd day of February, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of March, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$418,800.00. The property sold herein is known as 9110 Banleigh Lane, Clinton, MD 20735.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141413 (3-3,3-10,3-17)

### NOTICE

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

Substitute Trustees,  
Plaintiffs

v.

**Charles Obiekwe**  
AND  
**Kimberlyn Obiekwe,**  
a/k/a Kimberlyn Baker,  
a/k/a Kimberlyn P. Baker-Obiekwe

4526 Powder Mill Road  
Beltsville, MD 20705

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 16-25519

Notice is hereby given this 22nd day of February, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of March, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of March, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$404,506.37. The property sold herein is known as 4526 Powder Mill Road, Beltsville, MD 20705.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141412 (3-3,3-10,3-17)

## LEGALS

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

**ANGELA E. CESSOR-CULVER**  
**DAVID J. CESSOR-CULVER**  
4009 Croydon Lane  
Bowie, MD 20715

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-09801

Notice is hereby given this 24th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4009 Croydon Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of March, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 24th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$373,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141420 (3-3,3-10,3-17)

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

**GENEVA ROSENBORO (DECEASED)**  
7405 Garrison Road  
Hyattsville, MD 20784

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-07126

Notice is hereby given this 24th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7405 Garrison Road, 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 24th day of March, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 24th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$299,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141421 (3-3,3-10,3-17)

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

**ZAVIER V. COPELAND, SR.**  
1811 Tulip Avenue  
District Heights, MD 20747

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-07158

Notice is hereby given this 18th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1811 Tulip 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 18th day of March, 2022, 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 18th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$241,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141410 (3-3,3-10,3-17)

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

**LELA G. ROBINSON (DECEASED)**  
700 Quarry Avenue  
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 21-02762

Notice is hereby given this 24th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 700 Quarry Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of March, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 24th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$290,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
141422 (3-3,3-10,3-17)



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