

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Minnie M. Bing and Margaret K. Wade  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30088**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$131,942.94. The property sold herein is One 842,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143854 (2-2,2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Eddie L. Anderson Sr., and Monica L. Anderson  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30089**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$130,531.88. The property sold herein is One 692,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143855 (2-2,2-9,2-16)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERVIN R SPIVEY

Notice is given that Leslie Dockery-Spivey, whose address is 11802 Forest Knoll Court, Bowie, MD 20720, was on January 20, 2023 appointed personal representative of the small estate of Ervin R Spivey who died on December 23, 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 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 hereafter.

LESLIE DOCKERY-SPIVEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127864  
143884 (2-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE GREEN

Notice is given that Sonja Patrice Ford, whose address is 4106 Candy Apple Lane, Suitland, MD 20746, was on September 30, 2022 appointed Personal Representative of the estate of Alice Green who died on August 9, 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 29th day of May, 2023.

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 claim 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 hereafter. Claim forms may be obtained from the Register of Wills.

SONJA PATRICE FORD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 126577  
143817 (1-26,2-2,2-9)

**LEGALS**

**EMERGENCY LEGISLATIVE RESOLUTION 23-O-01**

On January 17, 2023 the Common Council adopted, and on January 26, 2023 the Mayor signed, Emergency Legislative Resolution 23-O-01, which amends Chapter 9 "Traffic and Vehicles", Article 1, "Traffic", Section 9-104, "Parking" to prohibit parking at any time on the South Side of Clagett-Pineway from Woodberry Street to Clagett Road.

A copy of the Emergency Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 5, 2023. The ordinance will take effect on January 17, 2023, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL  
TOWN OF UNIVERSITY PARK  
By: Joel T. Biermann, Mayor

Suellen M. Ferguson, Esq.  
Town Attorney

143899 (2-2)

Matthew J. Dyer, Esquire  
P.O. Box 358  
Upper Marlboro, MD 20773  
301-627-5772

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

NOTICE IS HEREBY GIVEN that the PROBATE court of BERKELEY county, South Carolina appointed Edward Keyes, 2502 N. Highway 17A, Bonneau, SC 29431, as the Personal Representative of the Estate of Beverly Anne Keyes who died on October 5, 2005 domiciled in Berkeley, SC.

The Maryland resident agent for service of process is Matthew J. Dyer, Esquire, whose address is P.O. Box 358, Upper Marlboro, MD 20773.

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

PRINCE GEORGE'S COUNTY, MARYLAND

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

EDWARD KEYES  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 109143  
143887 (2-2,2-9,2-16)

JUDY A. BROUGHTON  
6850 Almont Cove  
Stone Mountain, GA 30087

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

NOTICE IS HEREBY GIVEN that the REGISTER WILLS court of Gwinnett county, Georgia appointed Judy A Broughton, 6850 Almont Cove, Stone Mountain, GA 30087, as the Executor of the Estate of Jacqueline Harpp who died on September 25, 2022 domiciled in Snellville, Georgia (USA).

The Maryland resident agent for service of process is Jimmie L. Jenkins, whose address is 11405 Kettering Terrace, Upper Marlboro, MD 20774.

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

PRINCE GEORGE'S COUNTY

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

JUDY A BROUGHTON  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 127844  
143886 (2-2,2-9,2-16)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
Plaintiffs  
vs.  
Estate of Mary Moore  
Defendant

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

CIVIL NO. CAEF 20-01881

ORDERED, this 4th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6218 44th Avenue, Riverdale, Maryland 20737 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of February, 2023, next.

The report states the amount of sale to be \$268,260.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

143739 (1-19,1-26,2-2)

**LEGALS**

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

February 2, 2023

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

On or after February 13, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

- 1. Housing Initiative Partnership, Inc. and The Redevelopment Authority of Prince George's County (RDA), Housing Rehabilitation Assistance Program for 2305 Anvil Lane Temple Hills, Maryland 20748. The estimated HUD funding amount is \$48,670.
- 2. Housing Initiative Partnership, Inc. and RDA Housing Rehabilitation Assistance Program for 10228 Chuatauga Avenue, Lanham, Maryland 20706. The estimated HUD funding amount is \$51, 207.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. Electronic versions of the environmental review records are temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to [Jnmbotiji@co.pg.md.us](mailto:Jnmbotiji@co.pg.md.us). All comments received by February 13, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

**CERTIFICATION**

Prince George's County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be submitted by e-mail to [CPD\\_COVID-190EE-DC@hud.gov](mailto:CPD_COVID-190EE-DC@hud.gov). Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at [Michael.D.Rose@hud.gov](mailto:Michael.D.Rose@hud.gov) to verify the actual last day of the objection period.

Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development

143896 (2-2)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Samantha Meggan And Gregory Marc Travis  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30090**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 24,569.55. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143856 (2-2,2-9,2-16)

Michelle Lancheater, Esq.  
9701 Apollo Dr., Suite 295  
Largo, MD 20774  
301-322-3700

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOIS JEAN NOE

Notice is given that Leslie E. Rhettts, whose address is 11400 Glissade Drive, Clinton, MD 20735, was on January 25, 2023 appointed Personal Representative of the estate of Lois Jean Noe who died on December 27, 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 25th day of July, 2023.

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 claim 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 hereafter. Claim forms may be obtained from the Register of Wills.

LESLIE E. RHETTTS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127874  
143888 (2-2,2-9,2-16)

*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 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: 2/17/2023

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**

2009 KIA	OPTIMA	MD	1EY1729	KNAGE224895352204
2001 CHEVROLET SILVERADO		MD	9EB4945	1GCEC14T41Z154389
2004 FORD	F-150	TX	477094G	1FTFPW12504KB16966
2001 HONDA	ACCORD	PA	LCH3598	1HGCG6691YA074181
2011 MASTERTRACK TRAILER		MD	329252X	1C9CA4F15BG099033
2004 BMW	330I			WBABD53454PL11443
2004 BMW	330I	MD	1BV3237	1G4NJRFB7GD647594
2004 MERCEDES	E500			WDBUF83J74X161122

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

1998 OLDSMOBILE BRAVADA	VA	S89465	1GHDT13W8W2725335
2005 VOLVO	S80		YV1T5592151410620
2001 SATURN	LS1	MD	5BH6215
2003 SUBURBAN	TAHOE	DC	ENV3450
2003 NISSAN	350Z		JN1AZ34E23T011394
2009 FORD	ESCAPE	OK	1252
2020 CHEVROLET CAMARO		OH	P07430
2018 CHEVROLET MALIBU		VA	57124Y
2007 CHEVROLET EXPRESS		MD	8CR3862

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

1983 FORD	LRD	VA	YFC8112	2FAB42F7DB132681
2003 HYUNDAI	SONATA	MD	7FBW45	KMHWF35H73A792733
2001 VOLVO	S60			YV1RS61R312061599
200				

**LEGALS**

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners**

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 8, 2023

1. t/a Tony's Liquors, Jaymin M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Tony's Wine & Spirits, LLC, 12637 Laurel Bowie Road, Laurel, Maryland 20708 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
2. t/a Tony's Liquors, Jaymin M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Tony's Wine & Spirits, LLC, 12637 Laurel Bowie Road, Laurel, Maryland 20708 – Request for a Delivery Permit. Represented by Robert Kim, Esquire.
3. t/a El Puente de Oro Restaurant, Ciro Castro, President for a Class B, Beer, Wine and Liquor for the use of Castro Corp, t/a El Puente de Oro Restaurant, 1401 University Blvd, Unit G-5 & G-6, Hyattsville, 20783. – Request for a Special Entertainment Permit. Continued from May 4, 2022.

4. Wilson E. Ceron-Jacome, President, Secretary, Treasurer, Luba Ceron Vice President, t/a Rancho Rio Bravo, 2031-C University Blvd. Hyattsville, Maryland 20783, Class B, Beer, Wine, and Liquor, 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 RR#26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit, on or about Monday, November 21, 2022, at approximately 10:00 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 2031-C University Blvd., Hyattsville, MD. Inspector Farmer-Johnson observed nearly empty bottles of liquor and inquired about the invoices/records to identify which Authorized Retailer the alcoholic beverages were purchased from and the manager advised she had no invoices nor could identify where any of the alcoholic beverages were purchased from. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

5. Jeffery Miskiri, Owner, t/a Suga & Spice, 5557 Baltimore Avenue, Suite 100 Hyattsville, Maryland 20781, Class B(AE), Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit, on Thursday, December 8, 2022, at approximately 12:45 pm one (1) underage female operative (18-yr-old) and Inspector Golato, of the Prince George's County Board of License Commissioners entered Suga & Spice located at 5557 Baltimore Avenue, Suite 100, Hyattsville, MD 20781. The operative ordered a 16-ounce Henry Blossom Cocktail, while Inspector Golato observed as the server did not check for ID and provided the alcoholic beverage to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

6. Diego Sanchez, Manager, t/a BurgerFi, 161 Fleet Street National Harbor, Maryland 20745, Class D(NH), Beer and Wine is summonsed to show cause for an alleged violation R.R. No. 17 – Beverages from Faucets, Spigots, etc.; Labeling; No holder of any alcoholic beverage license, his/her agents, or employees shall furnish or serve any malt or brewed beverage from any faucet, spigot, or other dispensing apparatus unless the trade name or brand name of the product served appears in full view to the customer in legible lettering upon the dispensing apparatus. To wit: That on Monday, November 14, 2022, at approximately 6:45 p.m. during a routine inspection of BurgerFi at 161 Fleet Street, National Harbor, MD 20745, Inspector Clinkscale noticed that the tap had no handle or label even though there was a beer keg attached to it and it was being used to serve patrons according to the manager, which is a violation of R.R# 17 of the Prince George's County Board of License Commissioners. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

7. Michele Tekam, Member, t/a Famous Lounge, 5010 Brown Station Rd. Unit# 150 Upper Marlboro, MD 20772, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of RR No.#7 Consumption of Bottled goods on licensed premises (Bottle Service) and RR# 37 Alteration and Addition of the Rules and Regulations for Prince George's County, Maryland. To wit: On Saturday November 12, 2022, at approximately 10:15 pm, two undercover Prince George's County Liquor Inspectors entered the Famous Lounge, located at 5010 Brown Station Rd. Unit #150, Upper Marlboro MD 20772. Once inside, they observed bottles of Patron in clear carafes being delivered to a table with sparkling lights, also igloos, which are structures used to seat patrons, were placed on the outside of the establishment, and being utilized without the Board's approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

**A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, February 8, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
January 19, 2023

143826 (1-26,2-2)

LM File No.: 1685-00003-Hopkins  
LEWIS MCDANIELS, LLC  
50 Citizens Way  
Suite 305  
Frederick, MD 21701

**AMENDED ORDER OF PUBLICATION**

Asha Hopkins, Plaintiff,  
vs.

Jennifer M. Proctor, Personal Representative of the Estate of Bernard Proctor, Sr.; The testate and intestate successors of Bernard I. Proctor, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613, Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-22-000544 (TAX SALE)**

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

described as 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613.

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

It is thereupon this 18th day of January, 2023, 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, the last insertion on or before the 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title 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  
143834 (1-26,2-2,2-9)

**LEGALS**

Verena Meiser, Esq.  
Lewicky, O'Connor, Hunt & Meiser, LLC  
8115 Maple Lawn Blvd., Suite 175  
Fulton, Maryland 20759  
410-489-1996

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN VERONICA DONEY

Notice is given that Richard T Doney, whose address is 10041 Carigan Drive, Ellicott City, MD 21042, was on December 29, 2022 appointed Personal Representative of the estate of Helen Veronica Doney who died on October 30, 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 29th day of June, 2023.

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.

RICHARD T. DONEY  
Personal Representative

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

Estate No. 127422  
143759 (1-19,1-26,2-2)

**ORDER OF PUBLICATION SIKANDER AASIM**

PLAINTIFF,  
vs.

JOSEPH A. GILBERT, et al.  
and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: Tax Acct No.: 02-0087288, Outlot A 4,786.0000 Sq. Ft. Decatur Heights, A Blk 13, 0000000 Upshur St, Bladensburg MD 20710, and Lib 06671 Fl 924 among the land records of Prince George's County, Maryland

and

All testate and intestate successors, if any, of Joseph A. Gilbert, unknown if deceased, and all persons claiming by, through, or under the individual unknown if deceased.

DEFENDANTS.

**In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-000124**

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

**Account No.: 02-0087288 Being known and designated as Outlot A 4,786.0000 Sq. Ft. Decatur Heights, A Blk 13 Assmt \$567 Lib 06671 Fl 924 and assessed to Gilbert Joseph A. Known as: 000000 Upshur St, Bladensburg MD 20710**

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title, 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  
143726 (1-19,1-26,2-2)

LM File No.: 1742-00001-Rosser  
LEWIS MCDANIELS, LLC  
50 Citizens Way  
Suite 305  
Frederick, MD 21701

**ORDER OF PUBLICATION**

Lisa Rosser, Plaintiff,  
vs.

Charles Henry Craig; Shirley L. Craig; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995, and which may be known as 13800 Tower Rd., Brandywine, MD 20613, 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, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995, and which may be known as 13800 Tower Rd., Brandywine, MD 20613, Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000123 (TAX SALE)**

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

described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995, and which may be known as 13800 Tower Rd., Brandywine, MD 20613.

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

It is thereupon this 9th day of January, 2023, 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, the last insertion on or before the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title 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  
143721 (1-19,1-26,2-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUCY LOUISE HARRIS AKA: LUCILLE HARRIS

Notice is given that Diane Harris Moore, whose address is 5102 Cheshire Lane, Lanham, MD 20706, and Brenda Harris, whose address is 3504 Ripplingbrook Court, Bowie, MD 20721, were on December 13, 2022 appointed Co-Personal Representatives of the estate of Lucy Louise Harris who died on October 15, 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 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 13th day of June, 2023.

Any person having a claim against the decedent must present the claim to the undersigned co-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 co-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 HARRIS MOORE  
BRENDA HARRIS  
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. 127333  
143764 (1-19,1-26,2-2)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

vs. Plaintiff  
JOHN T MCKENZIE

AND  
LINDA J MCKENZIE

AND  
200 ELEVENTH ST  
LAUREL, MD 20707

And

Unknown Owner of the property 200 ELEVENTH ST described as follows: Property Tax ID 10-1050756 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000117**

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:

WARFIELD TRACT LOT 10 & S 20 FT OF LOT 9 BLK 1, Assmt 294,333.00 Lib 05924 Fl 049 and assessed to JOHN T MCKENZIE and LINDA J MCKENZIE, also known as 200 ELEVENTH ST, LAUREL, MD 20707, Tax Account No. 10-1050756 on the Tax Roll of the Director of Finance.

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 9th day of January, 2023, 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 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143722 (1-19,1-26,2-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LIONELLA A HOUSER

Notice is given that KAREN L MCCLURE, whose address is 13106 Arya Drive, Brandywine, MD 20613, was on December 15, 2022 appointed Personal Representative of the estate of Lionella A Houser who died on October 25, 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 15th day of June, 2023.

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.

KAREN L MCCLURE  
Personal Representative

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

Estate No. 127423  
143823 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

vs. Plaintiff  
JAMES T LASHLEY, SR

AND  
JOYCE V LASHLEY

AND  
626 FERNLEAF AVE  
CAPITOL HEIGHTS, MD 20743

And

Unknown Owner of the property 626 FERNLEAF AVE described as follows: Property Tax ID 18-2058527 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000118**

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:

CARMODY HILLS BLK E, Assmt 185,600.00 Lib 03932 Fl 936 and assessed to JAMES T LASHLEY, SR and JOYCE V LASHLEY, also known as 626 FERNLEAF AVE, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-2058527 on the Tax Roll of the Director of Finance.

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 9th day of January, 2023, 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 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143723 (1-19,1-26,2-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK ROY BROOKS

Notice is given that Shirley T. Pitts, whose address is 14905 Jenson Court, Bowie, MD 20721, was on December 16, 2022 appointed Personal Representative of the estate of Frank Roy Brooks, who died on November 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 June, 2023.

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.

SHIRLEY T. PITTS  
Personal Representative

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

Estate No. 127406  
143754 (1-19,1-26,2-2)

**THIS COULD BE YOUR AD!**  
Call 301-627-0900 for a quote.



**LEGALS**

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

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

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

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

**FEBRUARY 14, 2023 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343393-1)

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

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

 **ALEX COOPER**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
[www.alexcooper.com](http://www.alexcooper.com)

143802 (1-26,2-2,2-9)

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

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

6547 RONALD ROAD  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Chuter Coerbell, dated June 20, 2005, and recorded in Liber 22696 at folio 652 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 7, 2023**  
**AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.875% 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 # 22-601461)

**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

143715 (1-19,1-26,2-2)

**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**

4711 NEW KENT DR.  
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 27, 1996, recorded in Liber 11340, Folio 23 among the Land Records of Prince George's County, MD, with an original principal balance of \$203,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 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. 124948-1)

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**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
[www.alexcooper.com](http://www.alexcooper.com)

143803 (1-26,2-2,2-9)

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

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

115 STAN FEY DRIVE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Tonia Gray and Jerome Gray, dated July 19, 2005, and recorded in Liber 23101 at folio 542 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772, on

**FEBRUARY 7, 2023**  
**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 \$39,000.00 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 # 16-603273)

**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

143716 (1-19,1-26,2-2)

**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**

7206 LEONA ST.  
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 19, 2006, recorded in Liber 26543, Folio 687 among the Land Records of Prince George's County, MD, with an original principal balance of \$229,191.04, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 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. 354380-1)

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**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
[www.alexcooper.com](http://www.alexcooper.com)

143804 (1-26,2-2,2-9)

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

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

13821 AMBERFIELD COURT  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Delfis Worthy aka Delfis R. Worthy aka Mahmoud Wissam Abdullah, dated November 13, 2006, and recorded in Liber 26896 at folio 556 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 At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 7, 2023**  
**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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.95% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38668)

**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

143717 (1-19,1-26,2-2)

**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 Peppercorn Place, Suite 400, Largo, MD 20774 until March 6, 2023 at 11:59 p.m. local prevailing time for the following project:

**ASPHALT RESURFACING AND RELATED ROADWAY IMPROVEMENTS IN COUNCILMANIC DISTRICTS 7 AND 8 961-H (E)**

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. BPM035124 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:**

This Contract is to provide for hot mix asphalt wearing surface and replacement of concrete curb and gutters, sidewalks and driveway aprons; and other incidental work on various roads in Prince George's County.

4. **Minimum Qualifications:**

This contract envisions the incorporation of a Project Labor agreement (PLA) for all or a portion of the work. The most likely portion of the work incorporating the PLA involves the concrete replacement portion of the contract. Experience with PLAs is desirable and to ensure the efficient and timely completion of the Project all successful offerors and some, or all of their subcontractors will be required to execute and comply with a project labor agreement for the term of the resulting construction contract. Further, the contractor should anticipate working in multiple areas simultaneously since it is the County's intention to complete all work under this contract within the current construction season.

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

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

QUANTITY	UNIT	DESCRIPTION
100	CY	Class 1-A Excavation
100	CY	Borrow Excavation
100	CY	Test Pit Excavation
4300	LF	Perforated Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
1900	LF	Solid Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
105	EA	Furnish and Install 6 Inch (6") Solid Polyvinyl Chloride (PVC) Underdrain Cleanout Assembly (Schedule 40)
100	SF	Remove & Replace Reinforced Concrete Inlet Top Slab
100	LF	Remove & Replace Storm Drain Inlet Throat
3200	SY	Partial Depth Patching up to Eight Inch (8") Depth
900	SY	Full Depth Patching up to Fifteen Inch (15") Depth
400	SY	Remove & Replace Concrete Intersection Swale
2500	SY	Remove & Replace Residential Driveway Entrances: STD No. 200.01; 200.02
1500	SY	Remove & Replace Commercial Driveway Entrances: STD No. 200.03; 200.04; 200.05
22000	LF	Concrete Curb and Gutter - All Types (PGC STD. 300.01; 300.02; 300.03; 300.04)
300	LF	Concrete Header Curb Up to 16 -Inch (16") Height
31000	SF	Concrete Sidewalk, All Types
8000	SF	Concrete Handicap Access Ramp
3000	SY	Shoulder Restoration using Furnished Topsoil, Seed and Curlex-Quick Grass
6000	Tons	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
2500	Tons	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22 (Contingent)
56000	SY	Milling Hot Mix Asphalt Pavement, One Inch to Two Inches (1"-2") Depth
30000	LF	Thermoplastic Pavement Markings
1000	SY	Shoulder Restoration using CR-6 Material
100	CY	Class 1-A Excavation
100	CY	Borrow Excavation
100	CY	Test Pit Excavation
4800	LF	Perforated Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
2400	LF	Solid Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
200	EA	Furnish and Install 6 Inch (6") Solid Polyvinyl Chloride (PVC) Underdrain Cleanout Assembly (Schedule 40)
150	SF	Remove & Replace Reinforced Concrete Inlet Top Slab
50	LF	Remove & Replace Storm Drain Inlet Throat
3000	SY	Partial Depth Patching up to Eight Inch (8") Depth
1200	SY	Full Depth Patching up to Fifteen Inch (15") Depth
100	SY	Remove & Replace Concrete Intersection Swale
2,500	SY	Remove & Replace Residential Driveway Entrances: STD No. 200.01; 200.02
1500	SY	Remove & Replace Commercial Driveway Entrances: STD No. 200.03; 200.04; 200.05
23000	LF	Concrete Curb and Gutter - All Types (PGC STD. 300.01; 300.02; 300.03; 300.04)
700	LF	Concrete Header Curb Up to 16 -Inch (16") Height
32227	SF	Concrete Sidewalk, All Types
10,000	SF	Concrete Handicap Access Ramp
2500	SY	Shoulder Restoration using Furnished Topsoil, Seed and Curlex-Quick Grass
6000	Tons	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
2500	Tons	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22 (Contingent)
60000	SY	Milling Hot Mix Asphalt Pavement, One Inch to Two Inches (1"-2") Depth
32000	LF	Thermoplastic Pavement Markings
1000	SY	Shoulder Restoration using CR-6 Material

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 submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

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

**LEGALS**

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

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

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

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 **mandatory** virtual Pre-Bid Conference will be held on February 13, 2023, at 11:00 a.m. local prevailing time, via Zoom at <https://us06web.zoom.us/j/85175337681?pwd=d09VcTNHb2ZPWWx2UWQ3eUIGZVRlOT09> Password: 141873. **All Bidders interested in the project must attend the pre-bid Conference. Bidders failing to attend the Pre-Bid Conference will not be allowed to submit a bid for this project.**

By Authority of Angela D. Alsobrooks  
County Executive

143786 (1-26,2-2-9,2-16)

**LEGALS**

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

**In The Estate Of: WOODROW JACKSON**  
Estate No.: 122223

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Matthew J. Dyer for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 8, 2023 at 10:30 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  
PHONE: (301) 952-3250

143812 (1-26,2-2)

**GORHAM S CLARK ESQ**  
108 South Street SE Suite 212  
Leesburg, VA 20176  
703-988-7975

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JEFFREY H WILLIAMS AKA: JEFFREY HOWARD WILLIAMS**

Notice is given that James V Davis, whose address is 44231 Mimosa Grove Square, Leesburg, VA 20176, was on December 14, 2022 appointed Personal Representative of the estate of Jeffrey H Williams who died on April 9, 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 14th day of June, 2023.

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.

**JAMES V DAVIS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127206

143813 (1-26,2-2-9)

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

**In The Estate Of: SEAN C. BROWN**  
Estate No.: 126582

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 20, 2023 at 10:30 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  
PHONE: (301) 952-3250

143885 (2-2,2-9)

**Giannina Lynn, Attorney at Law**  
1008 Pennsylvania Avenue SE  
Washington, DC 20003  
(202) 544-2200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WILLIAM H. HOPKINS**

Notice is given that Kathleen F. Blakeney, whose address is 11434 Dunloring Place, Upper Marlboro, MD 20774, was on January 10, 2023 appointed Personal Representative of the estate of William H. Hopkins who died on August 20, 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 10th day of July, 2023.

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.

**KATHLEEN F. BLAKENEY**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 126962

143820 (1-26,2-2-9)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.  
THE ESTATE OF ULYSSES J LYONS, JR

AND

JOSEPHINE D LYONS

AND

NORWEST MORTGAGE, INC  
N/K/A WELLS FARGO HOME MORTGAGE, INC

AND

B. GEORGE BALLMAN, 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:

4917 MEGAN DR  
CLINTON, MARYLAND 20735

AND

Unknown Owner of the property 4917 MEGAN DR described as follows: Property Tax ID 09-0891861 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000882**

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:

PINE TREE LOT 1 GRD F2, Assmt 278,867.00 Lib 08097 FI 304 and assessed to THE ESTATE OF ULYSSES J LYONS, JR and JOSEPHINE D. LYONS, also known as 4917 MEGAN DR, CLINTON, MARYLAND 20735, Tax Account No. 09-0891861 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143792 (1-26,2-2-9)

**LEGALS**

**NOTICE**

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

LEIGH EL DESIREE BROWN  
ANSON FREDERICK BROWN  
11748 Crestwood Avenue  
Brandywine, MD 20613

Defendant(s)

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

**Civil Action No. CAEF 22-02208**

Notice is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11748 Crestwood Avenue, Brandywine, MD 20613, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 20th day of February, 2023, next.

The Report of Sale states the amount of the sale to be Three Hundred Nineteen Thousand Five Hundred Fifty Dollars (\$319,550.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143838 (1-26,2-2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.  
KENNETH A ANDERSON, TRUSTEE

AND

JASMINE A MASON-ANDERSON, TRUSTEE

AND

THE KENNETH AND JASMINE MASON-ANDERSON LIVING TRUST U/A DATED AUGUST 2, 2020

AND

AND

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

3718 DIANNA RD  
SUITLAND, MD 20746

AND

Unknown Owner of the property 3718 DIANNA RD described as follows: Property Tax ID 06-0565101 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000890**

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:

DIANNA WOODS LOT 20 BLK C, Assmt 270,000.00 Lib 45212 FI 222 and assessed to THE KENNETH AND JASMINE MASON-ANDERSON LIVING TRUST, also known as 3718 DIANNA RD, SUITLAND, MD 20746, Tax Account No. 06-0565101 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143796 (1-26,2-2-9)

**NOTICE**

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
Kyle Blackstone  
Kathleen Young  
1099 Winterson Road, Suite 301  
Linth



**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-05

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-401, QUALIFICATIONS OF MAYOR, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to alter the Minimum Age to Run for Political Office.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143779 (1-19,1-26,2-2,2-9)

**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023

Charter Amendment Resolution No. CA-23-01

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-301, NUMBER SELECTION AND TERM, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13) TO DISTINGUISH THE WARD AND AT-LARGE COUNCILMEMBERS, pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering and distinguishing between the At-Large and Ward Council representatives.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143775 (1-19,1-26,2-2,2-9)

**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-02

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT TO AMEND C-302, QUALIFICATIONS OF A COUNCILPERSONS, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code, for the purpose of altering the minimum age for holding political office, and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143776 (1-19,1-26,2-2,2-9)

**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-03

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT TO AMEND C-309, FILLING OF VACANCIES, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13.), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of including each political office and section in the Charter to be filled when a vacancy occurs, and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143777 (1-19,1-26,2-2,2-9)

**LEGALS**

CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-06

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-604, REMOVAL OF MEMBERS, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering the removal of members from the Board of Supervisor of Elections.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143780 (1-19,1-26,2-2,2-9)

**NOTICE**

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

Plaintiffs

vs.

Estate of Clifton C. Matthews  
aka Clifton C. Matthews Sr.  
Defendant

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

CIVIL NO. CAEF 20-11288

ORDERED, this 10th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9122 Belleau Trl, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of February, 2023, next. The report states the amount of sale to be \$204,000.00.

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

143740 (1-19,1-26,2-2)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

MARTINE ELIE  
7053 Palamar Terrace  
Lanham, MD 20706  
Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 18-44225

Notice is hereby given this 10th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7053 Palamar Terrace, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2023, 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 10th day of February, 2023. The report states the purchase price at the Foreclosure sale to be \$242,000.00.

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

143734 (1-19,1-26,2-2)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

ANH TUAN TRAN  
4505 Josephine Avenue  
Beltsville, MD 20705  
Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 22-25429

Notice is hereby given this 6th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4505 Josephine Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, 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 6th day of February, 2023. The report states the purchase price at the Foreclosure sale to be \$351,000.00.

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

143738 (1-19,1-26,2-2)

**ORDER OF PUBLICATION**

SIKANDER AASIM

PLAINTIFF,

vs.

Samuel Gordon Middleman,  
Estate of David Marvin Osnos,  
Laurel Limited Partnership,

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: Tax Acct No.: 10-1089879, Roadway .5200 Acres. Assmt \$2,200 Map 006 Grid D4 Par 017 Lib 02764 Fl 275, Lib 02764 Fl 275 among the land records of Prince George's County, Maryland

DEFENDANTS.

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: C-16-CV-23-000138

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

Account No.: 10-1089879  
Being known and designated as  
Roadway .5200 Acres. Assmt \$2,200  
Map 006 Grid D4 Par 017 Lib 02764  
Fl 275 and assessed to Middleman  
Samuel G Etal.  
Known as: 000000 Laurel Bowie  
Rd Laurel 20708

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 17th day of January, 2023, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 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

143789 (1-26,2-2,2-9)

**LEGALS**

**NOTICE**

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
Kathleen Young  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

v.

Vialene Williams  
1736 Dutch Village Drive  
Landover, MD 20785  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 22-28400

Notice is hereby given this 25th day of January, 2023, 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 27th day of February, 2023, 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 27th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$102,026.02. The property sold herein is known as 1736 Dutch Village Drive, Landover, MD 20785.

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

143892 (2-2,2-9,2-16)

**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**

2517 VAN BUREN ST.  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated March 17, 2005, recorded in Liber 21890, Folio 526 among the Land Records of Prince George's County, MD, with an original principal balance of \$45,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 22, 2023 AT 10:46 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 356739-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

143879 (2-2,2-9,2-16)

**LEGALS**

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

A Public Hearing for Ordinance O-1-23 Amending Bowie City Code, Chapter 13, "Environmental Noise Control", to Amend Sec. 13-1 "Definitions" to Alter the Hours for Daytime and Nighttime, to Add Definitions of "Owner," "Plainly Audible", "Unreasonably Loud Noise" and "Receiving Property," and to Amend the Definition of Other Terms to Conform to the Definitions Thereof in State Regulations; to Amend Sec. 13-3 "Additional Noise" to Clarify Those Noises Emanating From Cars and Loud Speakers That are Violations of the Section; to Create Sec. 13-5 "Commercial Establishments Adjacent to Residential Property"; and to Amend Sec. 13-6 "Penalty" to Increase Certain Fines for Violations of Chapter 13 is scheduled to be held at 8:00 p.m., Monday, February 6, 2023. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to city-clerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, February 6, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott  
City Manager

143861 (2-2)

**LEGALS**

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

A Public Hearing for Ordinance O-2-23 Amending Bowie City Code, Chapter 12, "Cable Communications"; to Provide that the City may, by Ordinance, Approve a Cable Franchise Agreement That Varies From the Requirements of This Chapter and That, in Such Case, the Terms of the Franchise Agreement Shall Take Precedence Over the Terms of This Chapter Where There is an Irreconcilable Conflict is scheduled to be held at 8:00 p.m., Monday, February 6, 2023. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, February 6, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott  
City Manager

143862 (2-2)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

vs. Plaintiff

JAY C NOH

AND

WELLS FARGO BANK, NA

AND

JOHN BURSON, ESQ, 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:

912 NEWINGTON CT  
CAPITOL HEIGHTS, MD 20743

And

Unknown Owner of the property 912 NEWINGTON CT described as follows: Property Tax ID 18-2031656 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000271**

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:

LONDON WOODS PLAT LOT 66-3 GRD A2, Assmt 206,600.00 Lib 34042 FI 355 and assessed to JAY C NOH, also known as 912 NEWINGTON CT, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-2031656 on the Tax Roll of the Director of Finance.

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 23rd day of January, 2023, 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 17th day of February, 2023, warning all persons interested in the property to appear in this Court by the 28th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143867 (2-2,2-9,2-16)

**LEGALS**

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Romeny F Garcia Hernandez

And

William Orndorff

And

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
000000 Livingston Rd.  
Fort Washington MD 20744

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 000000 Livingston Rd. Fort Washington MD 20744, Parcel No. 05-0397307

And

UNKNOWN OWNERS OF THE PROPERTY: 000000 Livingston Rd. Fort Washington MD 20744, Parcel No. 05-0397307

The unknown owner's heirs, devisees, and Personal Representa-

tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

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

**Case No.: C-16-CV-22-001081**

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

All that property in Prince George's County described as: **Tax Account Number: 05-0397307, Silesia 4.7700 Acres, Assmt \$147,700 Map 123 Grid A2 Par 186 Lib 42707 FI 219 and assessed to Hernandez Romeny F Garcia Etal.**

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

It is thereupon this 23rd day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of March 2023, and redeem the property with Parcel Identification Number 05-0397307 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143869 (2-2,2-9,2-16)



**LEGALS**

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Alvin Sobel

And

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
0 Gallahan Rd. Fort Washington,  
MD 20744

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 0 Gallahan Rd. Fort Washington, MD 20744, Parcel No. 05-0410860

And

UNKNOWN OWNERS OF THE PROPERTY: 0 Gallahan Rd. Fort Washington, MD 20744, Parcel No. 05-0410860

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

Defendants.

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

**Case No.: C-16-CV-22-001083**

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

All that property in Prince George's County described as: **Tax Account Number: 05-0410860, 1.0000 Acres Assmt \$100,000 Map 132 Grid D1 Par 149 Lib 00000 FI 000 And assessed to Sobel Alvin**

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

It is thereupon this 23rd day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of March 2023, and redeem the property with Parcel Identification Number 05-0410860 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143870 (2-2,2-9,2-16)

**LEGALS**

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Alfred Walsh

And

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
0 Cherryfield Rd. Fort Washington  
20744 Md

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 0 Cherryfield Rd. Fort Washington 20744 Md, Parcel No. 12-1341643

And

UNKNOWN OWNERS OF THE PROPERTY: 0 Cherryfield Rd. Fort Washington 20744 Md, Parcel No. 12-1341643

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

Defendants.

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

**Case No.: C-16-CV-22-001084**

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

All that property in Prince George's County described as: **Tax Account Number: 12-1341643, Parcel A 6.6400 Acres. Stonegate Blk M Assmt \$96,800 Lib 45883 FI 440 and assessed to Walsh Alfred**

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

It is thereupon this 23rd day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of March 2023, and redeem the property with Parcel Identification Number 12-1341643 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143871 (2-2,2-9,2-16)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

vs. Plaintiff

DAVID L WARR

AND

WEAVER BROS., INC. N/K/A BANC ONE MORTGAGE CORPORATION

AND

DONALD G WEST, TRUSTEE

AND

WARREN BLACK, JR, PRIOR OWNER

AND

LAUREN J. BLACK A/K/A LAUREN J. LOMAX, PRIOR OWNER

AND

MEADOWS OF MANOR FARM HOMEOWNER'S ASSOCIATION, INC.

AND

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

8706 POST OAK WAY  
HYATTSVILLE, MD 20785

And

Unknown Owner of the property 8706 POST OAK WAY described as follows: Property Tax ID 18-2074250 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000249**

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:

THE MEADOWS OF MAN LOT 29 BLK A, Assmt 248,633.00 Lib 08175 FI 192 and assessed to DAVID L WARR, also known as 8706 POST OAK WAY, HYATTSVILLE, MD 20785, Tax Account No. 18-2074250 on the Tax Roll of the Director of Finance.

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 23rd day of January, 2023, 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 17th day of February, 2023, warning all persons interested in the property to appear in this Court by the 28th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143866 (2-2,2-9,2-16)

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Abiodun Aremu

And

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
8906 Chestnut Ave.  
Bowie, MD 20720

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8906 Chestnut Ave. Bowie, MD 20720, Parcel No. 14-1645316

And

UNKNOWN OWNERS OF THE PROPERTY: 8906 Chestnut Ave. Bowie, MD 20720, Parcel No. 14-1645316

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

Defendants.

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

**Case No.: C-16-CV-22-001085**

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

All that property in Prince George's County described as: **Tax Account Number: 14-1645316, Lots 69, 70 5,000.0000 Sq.Ft. Bowie Blk 13 Assmt \$75,167 Lib 44360 FI 405 and assessed to Aremu Abiodun**

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

It is thereupon this 23rd day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of March 2023, and redeem the property with Parcel Identification Number 14-1645316 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143872 (2-2,2-9,2-16)

**LEGALS**

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Celine Mugabe

And

N.R.L.L East LLC

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
2133 Robert Bowie Dr.  
Upper Marlboro Md. 20774

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 2133 Robert Bowie Dr. Upper Marlboro Md. 20774, Parcel No. 03-0195438

And

UNKNOWN OWNERS OF THE PROPERTY: 2133 Robert Bowie Dr. Upper Marlboro Md. 20774, Parcel No. 03-0195438

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

Defendants.

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

**Case No.: C-16-CV-22-001080**

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

All that property in Prince George's County described as: **Tax Account Number: 03-0195438, 10,942,000 Sq. Ft. Village Of Oak Gro Lot 60 Blk C Assmt \$76,067 Lib 29370 FI 395 and assessed to Mugabe Celine**

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

It is thereupon this 23rd day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 28th day of March 2023, and redeem the property with Parcel Identification Number 03-0195438 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143868 (2-2,2-9,2-16)

**ORDER OF PUBLICATION**

Wayne Wright

vs. Petitioner,

Financial Diversified Services Inc  
S/O David M. Robinson

and

Prince George's County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Serve: Rhonda L. Weaver  
County Attorney

And

UNKNOWN OCCUPANT (if any)  
Leasing the property at  
13204 Coldwater Dr.,  
Fort Washington, MD. 20744

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 13204 Coldwater Dr., Fort Washington, MD. 20744, Parcel No. 05-0308981

And

UNKNOWN OWNERS OF THE PROPERTY: 13204 Coldwater Dr., Fort Washington, MD. 20744, Parcel No. 05-0308981

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

Defendants.

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

**Case No.: C-16-CV-22-001086**

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

All that property in Prince George's County described as: **Tax Account Number: 05-030**



**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Richard George Hampel  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30091**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 38,859.44. The property sold herein is One 233,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143840 (2-2,2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Jason T. Dailey and Erin S. Dailey  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30092**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 93,085.44. The property sold herein is One 572,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143841 (2-2,2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Trudy Peoples  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30093**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 78,926.97. The property sold herein is One 605,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143842 (2-2,2-9,2-16)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Mark D. Leonard and Mimi M. Meeder  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30094**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,737.06. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143843 (2-2,2-9,2-16)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Gary D. Rodgers and Juanita R. Rodgers  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30095**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$114,365.61. The property sold herein is One 546,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143844 (2-2,2-9,2-16)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Stephen C. Mapp Sr.  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30096**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$115,854.45. The property sold herein is One 1,059,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143845 (2-2,2-9,2-16)

*The Prince George's Post Call 301-627-0900*

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHAWNETTE R SMITH

Notice is given that Carita Franklin, whose address is 11405 Fort Saratoga Court, Fort Washington, MD 20744, was on November 1, 2022 appointed Personal Representative of the estate of Shawnette R Smith who died on August 26, 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 1st day of May, 2023.

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.

CARITA FRANKLIN  
Personal Representative

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

Estate No. 126696  
143818 (1-26,2-2,-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN S ALER III

Notice is given that Virginia Lum, whose address is 9415 Spruce Tree Circle, Bethesda, MD 20814, was on January 18, 2023 appointed Personal Representative of the estate of John S Aler III who died on December 10, 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 18th day of July, 2023.

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.

VIRGINIA LUM  
Personal Representative

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

Estate No. 127705  
143821 (1-26,2-2,-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA LATTA OWENS

Notice is given that Stephen Dermot Owens, whose address is 6664 Old Solomons Island Rd, Friendship, MD 20758, was on January 18, 2023 appointed Personal Representative of the estate of Anna Latta Owens who died on December 7, 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 18th day of July, 2023.

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.

STEPHEN DERMOT OWENS  
Personal Representative

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

Estate No. 127699  
143822 (1-26,2-2,-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE FREEMAN

Notice is given that Rico Freeman, whose address is 204 Major King Lane, Fort Washington, MD 20744, was on December 15, 2022 appointed Personal Representative of the estate of HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE FREEMAN who died on October 19, 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 June, 2023.

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.

RICO FREEMAN  
Personal Representative

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

Estate No. 127474  
143819 (1-26,2-2,-9)

Jacob Deaven, Esquire  
Parker, Simon, & Kokolis, LLC  
110 N. Washington Street,  
Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIS OATELIA CREESE

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500 Rockville, MD 20850, was on December 29, 2022 appointed Personal Representative of the estate of Annis Oatelia Creese, who died on April 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 personal representative or the attorney.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS,  
ESQUIRE  
Personal Representative

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

Estate No. 120315  
143757 (1-19,1-26,2-2)

Jacob Deaven, Esquire  
Parker, Simon, & Kokolis, LLC  
110 N. Washington Street,  
Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM HENRY BURTON

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500 Rockville, MD 20850, was on December 29, 2022 appointed Personal Representative of the estate of William Henry Burton, who died on February 17, 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.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS,  
ESQUIRE  
Personal Representative

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

Estate No. 125182  
143756 (1-19,1-26,2-2)

**ADVERTISE! in The Prince George's Post Call Today 301-627-0900**

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JONATHAN D WANCHALK

AND

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

613 RIVER MIST DR  
OXON HILL, MD 20745

And

Unknown Owner of the property 613 RIVER MIST DR described as follows: Property Tax ID 12-5552625 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY  
CASE NO.: C-16-CV-23-000119**

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:

POTOMAC OVERLOOK GRD E4, Assmt 725,342.00 Lib 45840 F1 405 and assessed to JONATHAN D WANCHALK, also known as 613 RIVER MIST DR, OXON HILL, MD 20745, Tax Account No. 12-5552625 on the Tax Roll of the Director of Finance.

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 9th day of January, 2023, 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 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143724 (1-19-1-26-2-2)

*Serving  
Prince George's  
County Since 1932*

**LEGALS**

**ORDER OF PUBLICATION**

ANA VERONICA TORRES

Plaintiff

vs.

RAUL EDUARDO REYES

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAD22-07099**

**ORDERED**, ON THIS 11th day of January, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, RAUL EDUARDO REYES, is hereby notified that the Plaintiff, has filed a PETITION FOR CUSTODY & MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him as the defendant, and therefore it is;

**ORDERED**, that the Plaintiff may serve process to the Defendant, RAUL EDUARDO REYES, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court; and it is further

**ORDERED**, said posting to be completed by the day of **10th day of February, 2023**, and it is further;

**ORDERED** that the DEFENDANT, RAUL EDUARDO REYES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 12TH DAY OF MARCH, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143720 (1-19-1-26-2-2)

**ORDER OF PUBLICATION**

THORNTON MELLON LLC

Plaintiff,

vs.

ALEX BLAKE  
VIVIAN H DETTER  
DAVID E MILLER ESQ.  
ROSECROFT VILLAGE  
HOMEOWNERS ASSOCIATION, INC.  
Prince George's County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2401 W ROSECROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261

ANY UNKNOWN OWNER OF THE PROPERTY 2401 W ROSECROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County  
Case No.: C-16-CV-23-000073**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1332261 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

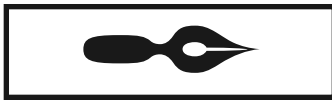
2,250.0000 Sq.Ft. & Imps Rosecroft Village Lot 60 Blk A

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

It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023, and redeem the property with Parcel Identification Number 12-1332261 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143725 (1-19-1-26-2-2)



**LEGALS**

Robert P. Oliver, Esq.  
WardChisholm, LLP  
4520 East-West Highway, Suite 650  
Bethesda, Maryland 20814  
301-986-2200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**WARREN J. WRIGHT**

Notice is given that Michelle Gutierrez, whose address is 8830 Belmont Road, Potomac, MD 20854, was on January 10, 2023 appointed Personal Representative of the estate of Warren J. Wright who died on November 16, 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 10th day of July, 2023.

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.

MICHELLE GUTIERREZ  
Personal Representative

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143758 (1-19-1-26-2-2)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-10**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-619, WOMEN, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13, pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Altering and Affirming Equality in the Electoral Process.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143770 (1-19-1-26-2-2-9)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-12**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-701(a), CITY MANAGER, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Implementing an Annual Evaluation of the City Manager.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143771 (1-19-1-26-2-2-9)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-09**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-617, PRESERVATION OF BALLOTS, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering the Time for Preservation of Ballots.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143772 (1-19-1-26-2-2-9)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOAN M. BYINGTON  
CARLYLE O. BYINGTON (DECEASED)  
7707 Hyacinth Court  
Laurel, MD 20707

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 22-25419**

Notice is hereby given this 10th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7707 Hyacinth Court, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 2023, 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 10th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$226,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143735 (1-19-1-26-2-2)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

TRACEY APPLIO  
AKA TRACEY MARIA CLARK  
GENERAL APPLIO  
7112 Westchester Drive  
Temple Hills, MD 20748

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 22-25428**

Notice is hereby given this 6th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7112 Westchester Drive, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, 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 6th day of February, 2023.

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143737 (1-19-1-26-2-2)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-08**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-615, SPECIAL ELECTIONS OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant for the purpose of Altering Provisions related to Special Elections, and the use of special elections to fill certain vacancies.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143773 (1-19-1-26-2-2-9)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-07**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-607, REGISTRATION, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Implementing an Annual Evaluation of the City Manager.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143774 (1-19-1-26-2-2-9)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL PUBLIC SESSION  
MONDAY, JANUARY 9, 2023**

**CHARTER AMENDMENT RESOLUTION NO. CA-23-04**

**A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-310, FORFEITURE OF OFFICE, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated to Alter the Eligibility to Run for Office after Forfeiture of Office.**

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

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

Seat Pleasant City Hall  
6301 Addison Rd.  
Seat Pleasant, MD 20743

143778 (1-19-1-26-2-2-9)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

KABBA KARGBO  
DAPHNE COKER  
12520 Old Gunpowder Road  
ARTA 12520 Old Gunpowder Road  
Beltsville, MD 20705

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 22-20255**

Notice is hereby given this 12th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12520 Old Gunpowder Road, ARTA 12520 Old Gunpowder Road Spur, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th day of February, 2023, 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 13th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$600,958.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143787 (1-26-2-2-9)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

ROSANNA L. DICKERSON  
(DECEASED)  
5500 Karen Elaine Drive  
Unit 905  
Hyattsville A/R/T/A  
New Carrollton, MD 20784

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-05647**

Notice is hereby given this 18th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5500 Karen Elaine Drive, Unit 905, Hyattsville A/R/T/A New Carrollton, 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 20th day of February, 2023, 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$96,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143828 (1-26-2-2-9)



**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Marcia B. Spillane and Thomas P. Spillane  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30097**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,886.29. The property sold herein is One 241,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143846 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Gloria M. Keay  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30101**

NOTICE is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 33,090.20. The property sold herein is One 950,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143850 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Magda Barini-Garcia  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30098**

NOTICE is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 16,490.93. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143847 (2-2-2-9,2-16)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Edward C. Patterson and Rebecca W. Patterson  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30083**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 55,521.24. The property sold herein is One 300,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143851 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Amber R. Neta  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30099**

NOTICE is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,064.43. The property sold herein is One 443,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143848 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Earlean Isaac, Johnny L. Isaac, Johnny L. Isaac, Jr., Jamaïne L. Isaac, and Janetha L. Isaac  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30086**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 53,956.47. The property sold herein is One 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143852 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Christine L. Bergeron and Norman A. Bergeron  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30100**

NOTICE is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 77,035.30. The property sold herein is One 721,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143849 (2-2-2-9,2-16)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Joan S. Southerland, Karen Southerland-James, and Kenneth Southerland  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-30087**

NOTICE is hereby given this 20th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 20th day of February, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$104,935.11. The property sold herein is One 700,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143853 (2-2-2-9,2-16)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>ST</sup> FLOOR COCKEYSVILLE, MARYLAND 21030  
Plaintiff

vs.  
DONALD H MURRAY  
AND

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

5812 CHOCTAW DR OXON HILL, MD 20745

And

Unknown Owner of the property 5812 CHOCTAW DR described as follows: Property Tax ID 12-1226968 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND  
Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000884**

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:

FOREST HEIGHTS LOT 1 BLK 11, Assmt 174,300.00 Lib 08143 FI 383 and assessed to DONALD H MURRAY, also known as 5812 CHOCTAW DR, OXON HILL, MD 20745, Tax Account No. 12-1226968 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143794 (1-26,2-2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1<sup>ST</sup> FLOOR COCKEYSVILLE, MARYLAND 21030  
Plaintiff

vs.  
SHERROLL SPEEDWELL  
AND

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

5915 GALLATIN ST HYATTSVILLE, MD 20781

And

Unknown Owner of the property 5915 GALLATIN ST described as follows: Property Tax ID 02-0121509 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

AND

PRINCE GEORGE'S COUNTY, MARYLAND  
Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001121**

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:

MARY MASON VILLAGE LOT 3 BLK G, Assmt 232,167.00 Lib 10607 FI 566, and assessed to SHERROLL SPEEDWELL, also known as 5915 GALLATIN ST, HYATTSVILLE, MD 20781, Tax Account No. 02-0121509 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143798 (1-26,2-2-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERIFAT O KOMOLAFE

Notice is given that Tawakalitu Komolafe, whose address is 12121 Old Colony Drive, Upper Marlboro, MD 20772, was on January 13, 2023 appointed Personal Representative of the estate of Sherifat O Komolafe who died on October 28, 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 13th day of July, 2023.

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.

TAWAKALITU KOMOLAFE  
Personal Representative

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

Estate No. 127717  
143815 (1-26,2-2-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN GREGORY HORTON

Notice is given that Sabrina Fon, whose address is 2213 Turleygreen Place, Upper Marlboro, MD 20774, was on November 29, 2022 appointed Personal Representative of the estate of John Gregory Horton who died on October 8, 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 29th day of May, 2023.

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:

**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

FEBRUARY 22, 2023 AT 10:40 AM

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

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

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



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[www.alexcooper.com](http://www.alexcooper.com)

143876 (2-2-2-9,2-16)

**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**

5027 FABLE ST.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007, recorded in Liber 28296, Folio 52 among the Land Records of Prince George's County, MD, with an original principal balance of \$160,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 22, 2023 AT 10:42 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. 164795-10)

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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143877 (2-2-2-9,2-16)

**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**

5818 CROWN ST.  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated December 10, 2012, recorded in Liber 34346, Folio 543 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 22, 2023 AT 10:44 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 318450-2)

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

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



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143878 (2-2-2-9,2-16)

THIS COULD BE YOUR AD!  
Call 301-627-0900 for a quote.

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, FEBRUARY 14, 2023

COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, February 14, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-004-2023 (DR-2) – AN ACT CONCERNING A PILOT PROJECT LABOR AGREEMENT** for the purpose of establishing a pilot project labor agreement targeting Prince George's County Department of Public Works and Transportation CIP 4.66.0002 Curb and Road and Rehabilitation 2 construction projects that create entry-level positions for residents that are both necessary and desirable.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. 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.

Written comments must be submitted 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. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

These policies are in effect until otherwise changed and, 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.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Thomas E. Dernoga, Chair

ATTEST:  
Donna J. Brown  
Clerk of the Council

143894 (2-2-2-9)

**LEGALS**

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

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

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

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

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2007	MERCEDES	BENZ	4JGCB65E67A048519
2006	LAND ROVER	RANGE ROVER	SALME15416A208145
2012	FORD	FOCUS	1FAHP3F26CL405054
2006	LAND ROVER	RANGE ROVER	SALME15486A232037
2010	SUZUKI	KIZASHI	JS2RF9A59A6100168
2006	INFINITI	M45	JNKBY01E26M202494
2004	VOLKSWAGEN	PASSAT	WVWPD63B14P054763
2011	BMW	X3	5UXWX7C58BL732205
2016	CHEVY	MALIBU	1G11C5S2AGU113068
2016	CADILLAC	ATS	1G6AB5RA0G0147925
2005	HONDA	ACCORD	1HGCM56895A033903
2001	MERCEDES	E320	WDBJF82J11X053790
2004	FORD	EXPLORER	1FMZU74W24Z4A61527
2006	INFINITI	M45S	JNKBY01E26M202494
2011	SUBARU	IMPENZA	JF1GR7E6XBG816658
2004	HYUNDAI	ACCENT	KMHCG45C94U511672
2010	FORD	ESCAPE	1FMCU9D72AKB63800

143860 (2-2)



**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 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: 2/13/2023

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

2014 NISSAN MAXIMA MD 5DW2812 1N4AA5AP0EC911693

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

2004	VOLVO	XC90	VA	ULL7966	YV1CZ91HX41106977
2002	MERCEDES	BENZ E320	MD	4DZ6261	WDBJF82JX2X065907
2014	MERCEDES	BENZ 250	MD	1D15580	WDDJF4EB1E1N160833
2015	NISSAN	VERSA	VA	15129X	3N1CN7AP1FL941717
2002	FORD	ECONOLINE	VA	UPT9574	1FTRE14232HA46498
2002	MERCEDES	BENZ S430	VA	TXJ2606	WDBNG70J02A258484
2004	TOYOTA	CAMRY	DC	GL4602	4T1BE32K94U826642
2006	SATURN	VUE	MD	1EY2420	5GZCZ534X6S805093
2004	HONDA	ODYSSEY	VA	VZS8668	5FNRL18094B060794
2012	DODGE	CHARGER	VA	UTV8336	2C3CDXHG1C1H149047
1999	HONDA	ACCORD	VA	8112BBK	1HGCG2254XA009044

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

2007	GMC	SIERRA	MD	73W028	2GTEC13V071137450
2006	NISSAN	RAIDER	VA	UDT8758	1Z7HT28K16S582428
2017	VOLKSWAGEN	JETTA	DC	GK0860	3VV2B7AJXHM201672

143897 (2-2)



**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**

**8811 OLD BRANCH AVE.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 3, 2013, recorded in Liber 34842, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$230,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 22, 2023 AT 10:48 AM**

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 190777-4)

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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143880

(2-2,2-9,2-16)

**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**

**7029 MIGLIORI CT.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 31, 2000, recorded in Liber 13867, Folio 480 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,914.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 22, 2023 AT 10:50 AM**

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

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 347286-2)

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

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

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143881

(2-2,2-9,2-16)

**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**

**1910 ALLENDALE CT.  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated September 29, 2006, recorded in Liber 26433, Folio 635 among the Land Records of Prince George's County, MD, with an original principal balance of \$315,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 22, 2023 AT 10:52 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. 359129-1)

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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auctioneers

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143882

(2-2,2-9,2-16)

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**LEGALS**

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

2108 VAN BUREN ST.  
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated November 19, 2008, recorded in Liber 30474, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,597.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 AT 11:16 AM**

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

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

Terms of Sale: A deposit of \$22,000 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. 346596-3)

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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143809

(1-26,2-22-9)

**LEGALS**

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

7251 SHEILA TURN  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009, recorded in Liber 31025, Folio 504 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,286.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 AT 11:20 AM**

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 358252-1)

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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143811

(1-26,2-22-9)

**LEGALS**

**BWW LAW GROUP, LLC**  
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Rockville, MD 20852  
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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

4701 OLD SOPER RD., UNIT # 465  
SUITLAND A/R/T/A CAMP SPRINGS, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 16, 2009, recorded in Liber 31116, Folio 555 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,409.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 AT 11:18 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 465, 4701 Old Soper Road, Camp Springs, Maryland, Tribeca at Camp Springs 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 \$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. 358088-1)

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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143810

(1-26,2-22-9)

# The Prince George's Post

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**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

TEODORO TORRES

AND

RAMONA TORRES

AND

JUAN CONSTANZA

AND

MELISA WHITE CONSTANZA

AND

BANK OF AMERICA, N.A.

AND

PRLAP, INC, 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:

7527 DOVER LN  
LANHAM, MD 20706

And

Unknown Owner of the property 7527 DOVER LN described as follows: Property Tax ID 21-2367373 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000883**

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:

GOOD LUCK ESTATES LOT 39 BLK 3, Assmt 305,000.00 Lib 16875 Fl 103 and assessed to TEODORO TORRES, RAMONA TORRES, JUAN CONSTANZA, and MELISA WHITE CONSTANZA, also known as 7527 DOVER LN, LANHAM, MD 20706, Tax Account No. 21-2367373 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143793 (1-26,2-2,2-9)

**NOTICE**

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

Plaintiffs

vs.

The Markham View Condominiums Inc. dba Markham View Condominium and Vannette E. Moten Defendants

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

**CIVIL NO. CAEF 22-17071**

**ORDERED**, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2506 Markham Lane, Unit 4, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2023, next.

The report states the amount of sale to be \$94,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

143833 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

CEDRIC H GOODEN

AND

SARA F GOODEN

AND

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

5709 JANICE LN  
TEMPLE HILLS, MD 20748

And

Unknown Owner of the property 5709 JANICE LN described as follows: Property Tax ID 12-1242940 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001215**

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:

TEMPLE HILLS LOT 41 GRD A2, Assmt 252,200.00 Lib 08488 Fl 671, and assessed to CEDRIC H GOODEN and SARA F GOODEN, also known as 5709 JANICE LN, TEMPLE HILLS, MD 20748, Tax Account No. 12-1242940 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143799 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JASKEERAT PAL SINGH

AND

NOOR MAKAN

AND

FIDELITY DIRECT MORTGAGE, LLC

AND

PATRICK MEIGHAN, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

THE VILLAGES AT WELLINGTON COMMUNITY ASSOCIATION, INC

AND

B.F. SAUL MORTGAGE COMPANY N/K/A CHEVY CHASE MORTGAGE COMPANY

AND

RONNEL SALVADOR, PRIOR OWNER

AND

LIZETTE SALVADOR, PRIOR OWNER

AND

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

7608 CLARE CT  
LAUREL, MD 20707

And

Unknown Owner of the property 7608 CLARE CT described as follows: Property Tax ID 10-3469327 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000888**

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:

THE VILLAGES AT WELLINGTON LOT 79 GRD F4, Assmt 529,233.00 Lib 45698 Fl 547 and assessed to JASKEERAT PAL SINGH and NOOR MAKAN, also known as 7608 CLARE CT, LAUREL, MD 20707, Tax Account No. 10-3469327 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143795 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

NGHIA K NGUYEN

AND

TAYLOR, BEAN & WHITAKER MORTGAGE CORP.

AND

THE LAW OFFICES OF DANIEL A FULCO, PLLC, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, LLC

AND

PATRICIA A MORRIS, PRIOR OWNER

AND

PERPETUAL SAVINGS BANK, FSB A/K/A CRESTAR N/K/A TRUIST BANK

AND

DOMINION BANK OF MARYLAND, NA N/K/A WELLS FARGO

AND

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

7619 GREENBROOK DR  
GREENBELT, MD 20770

And

Unknown Owner of the property 7619 GREENBROOK DR described as follows: Property Tax ID 21-2407724 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000790**

The object of this proceeding is to

**LEGALS**

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:

GREENBROOK PLAT 11 LOT 31 GRD F2, Assmt 293,000.00 Lib 35539 Fl 346 and assessed to NGHIA K NGUYEN, also known as 7619 GREENBROOK DR, GREENBELT, MD 20770, Tax Account No. 21-2407724 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143791 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

Hermina E Gonzalez Valdez  
25 Hooks Ln Ste 202  
Pikesville, MD 21208

Plaintiff

vs.

Randy Kroop, Surviving Director of A M Kroop And Sons, Inc.  
1214 Donleight Dr.  
Columbia, MD 21046

and

Saints Real Estate Ventures, LLC  
5/O Roland F. St. Paul, RA  
12506 Quiverbrook Court  
Bowie, MD 20720

and

State of Maryland  
5/O Anthony G Brown, Attorney General  
200 St. Paul Place  
Baltimore, MD 21202

and

Prince George's County  
5/O Stephen J. McGibbon  
Director of Finance  
1301 McCormick Drive  
Suite 1100  
Largo, MD 20774

and

The County Executive and County Council of Prince George's County  
5/O Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive, Suite 4100  
Largo, MD 20774

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 situate in Prince George's County, known as 26 C Street and described as 1750.000 Sq Ft, Map 0006, Grid E1, Parcel 0248 Being known as District 10 Account Number: 1085851, on the Tax Roll of the Director of Finance.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143800 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

JAVIER A VANEGAS

AND

CARDINAL FINANCIAL COMPANY, L.P.  
D/B/A SEBONIC FINANCIAL

AND

PINNACLE SETTLEMENT SERVICES, INC, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

EARL C RIDDICK, JR., PRIOR OWNER

AND

CITYSCAPE CORP.

AND

HUD FEDERAL CREDIT UNION

AND

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

5604 ODELL RD  
BELTSVILLE, MD 20705

Unknown Owner of the property 5604 ODELL RD described as follows: Property Tax ID 01-0060087 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143801 (1-26,2-2,2-9)

**LEGALS**

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

Plaintiff

vs.

RENICK E MYERS, JR

AND

MEB LOAN TRUST VI

AND

RECONTRUST COMPANY, NA, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

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

5604 ODELL RD  
BELTSVILLE, MD 20705

And

Unknown Owner of the property 5604 ODELL RD described as follows: Property Tax ID 01-0060087 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

It is thereupon this 17th day of January, 2023, 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143797 (1-26,2-2,2-9)

**ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC  
C/O KENNY LAW GROUP, LLC  
11426 YORK ROAD, 1<sup>ST</sup> FLOOR  
COCKEYSVILLE, MARYLAND  
21030

# The Prince George's Post

*Serving*

*Prince George's County*

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BETTY JANE WEBSTER**

Notice is given that Gary William Webster, whose address is 13025 Blairmore Street, Beltsville, MD 20705, was on December 19, 2022 appointed Personal Representative of the estate of Betty Jane Webster, who died on April 23, 1989 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 19th day of June, 2023.

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.

GARY WILLIAM WEBSTER  
Personal Representative

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

Estate No. 127328

143755 (1-19,1-26,2-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**QUEEN ESTER WALLS RANDALL**  
AKA: QUEENIE WALLS RANDALL

Notice is given that April R Randall, whose address is 17403 Gallagher Way, Olney, MD 20832, was on January 10, 2023 appointed Personal Representative of the estate of Queen Ester Walls Randall who died on October 17, 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 10th day of July, 2023.

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.

APRIL R RANDALL  
Personal Representative

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

Estate No. 127610

143761 (1-19,1-26,2-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**REGINA ANNE MALSH**

Notice is given that Christina L Ritzcovan, whose address is 6036 Winter Grain Path, Clarksville, MD 21029, was on December 30, 2022 appointed Personal Representative of the estate of Regina Anne Malsh who died on December 13, 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 30th day of June, 2023.

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.

CHRISTINA L RITZCOVAN  
Personal Representative

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

Estate No. 127654

143762 (1-19,1-26,2-2)

## LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MADALENE ELAINE WILKINS  
EVANS**

Notice is given that LeAndra Evans, whose address is 1409 Jefferson St., Hyattsville, MD 20782, was on December 8, 2022 appointed Personal Representative of the estate of Madalene Elaine Wilkins Evans who died on September 13, 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 8th day of June, 2023.

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.

LEANDRA EVANS  
Personal Representative

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

Estate No. 127047

143763 (1-19,1-26,2-2)

## 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

**8481 GREENBELT RD., UNIT #T1  
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007, recorded in Liber 27889, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$165,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 7, 2023 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as follows: UNIT 8481-T-1 GREENBELT ROAD OF A PLAT OF CONDOMINIUM ENTITLED "CHELSEA WOOD CONDOMINIUM", A HORIZONTAL PROPERTY REGIME, AS PER PLATS AND PLANS THEREOF RECORDED IN PLAT BOOK WWW 84 AT PLATS 12 THROUGH 25, BOTH INCLUSIVE AS MODIFIED AND AMENDED BY PLAT AND PLANS RECORDED IN PLAT BOOK WWW 84 AT PLATS 79 THROUGH 92, BOTH INCLUSIVE AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND BEING PART OF THE LAND AND PREMISES MADE SUBJECT TO HORIZONTAL PROPERTY REGIME BY MASTER DEED DATED APRIL 30, 1973 AND RECORDED IN LIBER 4218 AT FOLIO 597, AMONG THE AFORESAID LAND RECORDS: BEING IN THE 21ST ELECTION DISTRICT. TAX ID # 21-2303998.

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. 344823-2)

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

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



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auctioneers

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www.alexcooper.com

143733

(1-19,1-26,2-2)

## LEGALS

### Official Notice Town of Upper Marlboro: Charter Amendment No: 01-2022

On November 22, 2022 The Board of Town Commissioners for the Town of Upper Marlboro approved Charter Amendment No: 01-2022: A CHARTER AMENDMENT RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF UPPER MARLBORO, MARYLAND AMENDING SECTION 82-45 (LAPSE OF APPROPRIATIONS), OF THE CHARTER OF THE TOWN OF UPPER MARLBORO, MARYLAND THEREBY AUTHORIZING THE CREATION OF CERTAIN RESERVE OR OTHER NON-LAPSING FUNDS TO BE MADE AVAILABLE FOR UNANTICIPATED OR EXTRAORDINARY EXPENSES THAT MAY BE INCURRED, OR FOR ANY OTHER SPECIFIC INTENDED PURPOSE AS AUTHORIZED BY STATE STATUTE OR ORDINANCE; AND AUTHORIZING THE BOARD TO APPROPRIATE FUNDS FROM ANY RESERVE ESTABLISHED FOR UNANTICIPATED, EMERGENCY OR EXTRAORDINARY EXPENSES PROVIDED IN THE BUDGET OR OTHER ORDINANCE TO MEET EXTRAORDINARY OR UNANTICIPATED EXPENDITURES; AND PROVIDING THAT RESERVE FUNDS SHALL NOT LAPSE AT THE END OF THE BUDGET YEAR BUT SHALL REMAIN AVAILABLE UNTIL APPROPRIATED AND EXPENDED; AND AMENDING SECTION 82-56 (PURCHASING AND CONTRACTS) OF THE CHARTER OF THE TOWN OF UPPER MARLBORO, MARYLAND TO AUTHORIZE THE PRESIDENT OF THE TOWN BOARD OF COMMISSIONERS TO MAKE CERTAIN PURCHASES AND EXECUTE CERTAIN CONTRACTS AT OR BELOW \$10,000.00 WITHOUT BOARD APPROVAL; AND BY PRESCRIBING THAT THE BOARD BY SUPERMAJORITY VOTE MAY DETERMINE A DIFFERENT METHOD OF COMPETITIVE PROCUREMENT AND SHALL PROVIDE BY ORDINANCE FOR CERTAIN RULES AND REGULATIONS TO CONDUCT COMPETITIVE PROCUREMENT THROUGH REQUESTS FOR PROPOSALS, NEGOTIATED BIDS AND PROPOSALS, AND OTHER FORMS OF PURCHASING; AND BY SUBJECTING ALL CONTRACTS AND PURCHASES EXCEEDING \$75,000 TO BE APPROVED IN WRITING AND MADE USING COMPETITIVE OR OTHER PROCUREMENT METHODS; AND GENERALLY RELATING TO PURCHASING AND CONTRACTS, RESERVE FUNDS AND MUNICIPAL FINANCE. This Charter Amendment will become effective on Tuesday, January 11, 2023. Copies are available at Town Hall, 14211 School Lane Upper Marlboro, Maryland 20772 and online at [www.UpperMarlboroMD.gov](http://www.UpperMarlboroMD.gov). - Town of Upper Marlboro; By John David Hoatson, Town Clerk

143711

(1-12,1-19,1-26,2-2)



**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**

**3626 WOOD CREEK DR.  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated November 5, 2007, recorded in Liber 29270, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,500.00, 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

**FEBRUARY 7, 2023 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 \$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. 187771-2)

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

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



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143728

(1-19,1-26,2-2)

**LEGALS**

**BWW LAW GROUP, LLC**  
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Rockville, MD 20852  
(301) 961-6555

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

**404 CEDARLEAF AVE.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2017, recorded in Liber 39690, Folio 513 among the Land Records of Prince George's County, MD, with an original principal balance of \$240,562.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 7, 2023 AT 10:59 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. 340895-1)

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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143730

(1-19,1-26,2-2)

**LEGALS**

**BWW LAW GROUP, LLC**  
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(301) 961-6555

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

**6713 INGRAHAM ST.  
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008, recorded in Liber 29815, Folio 465 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 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 \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 349122-2)

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

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



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143806

(1-26,2-2,2-9)

# The Prince George's Post

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## LEGALS

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

**9214 ROLLING VIEW DR.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31238, Folio 34 among the Land Records of Prince George's County, MD, with an original principal balance of \$173,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 14, 2023 AT 11:14 AM**

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

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

Terms of Sale: A deposit of \$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. 342243-1)

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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auctioneers

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143808 (1-26,2-2,2-9)

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

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

**7809 DELLWOOD AVENUE  
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Abdul Rahman Conteh, dated July 24, 2017, and recorded in Liber 40026 at folio 44 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 14, 2023  
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 \$29,000.00 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 # 18-602217)

**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

143785 (1-26,2-2,2-9)

## 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

**FEBRUARY 7, 2023 AT 11:03 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. 340393-3)

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**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
[www.alexcooper.com](http://www.alexcooper.com)

143732 (1-19,1-26,2-2)

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

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

**3607 STONESBORO ROAD  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Sophia Woodland, dated May 23, 2007, and recorded in Liber 28082 at folio 011 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 21, 2023  
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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-604011)

**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

143859 (2-2,2-9,2-16)

## LEGALS

### NOTICE

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs

vs.  
Waynett R. Wilson, Personal Representative for the Estate of John Richardson a/k/a John Walter Richardson  
10314 Farrar Avenue  
Cheltenham, MD 20623  
Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-12349

Notice is hereby given this 25th day of January, 2023, 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 27th day of February, 2023, 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 27th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$298,127.09. The property sold herein is known as 10314 Farrar Avenue, Cheltenham, MD 20623.

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

143890 (2-2,2-9,2-16)

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.  
KEVIN J. TURNER (DECEASED)  
12901 Argyle Circle  
Fort Washington, MD 20744  
Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20244

Notice is hereby given this 5th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12901 Argyle Circle, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, 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 6th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$366,000.00.

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

143736 (1-19,1-26,2-2)

Michelle D Lee  
10605 Concord St Suite 420  
Kensington, MD 20895  
240-514-2358

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**HERBERT L HARLEY**  
AKA: HERBERT LACOSTA HARLEY

Notice is given that Matthew Joyner, whose address is 123 Raleigh St SE, Washington, DC 20032, was on July 28, 2022 appointed Personal Representative of the estate of Herbert L Harley AKA: Herbert Lacosta Harley who died on January 21, 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 28th day of January, 2023.

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.

**MATTHEW JOYNER**  
Personal Representative

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

Estate No. 125392  
143760 (1-19,1-26,2-2)

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.  
MARLON A. JONES  
ANITA D. FUNCHERS-JONES  
7012 Gateway Boulevard  
District Heights, MD 20747  
Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-26718

Notice is hereby given this 24th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7012 Gateway Boulevard, 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 24th day of February, 2023, 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 February, 2023.

The report states the purchase price at the Foreclosure sale to be \$276,000.00.

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

143864 (2-2,2-9,2-16)

## LEGALS

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.  
HORACE E. HAMLIN  
ROSE HAMLIN (DECEASED)  
3019 Sunset Lane  
Suitland, MD 20746  
Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-22260

Notice is hereby given this 24th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3019 Sunset Lane, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of February, 2023, 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 February, 2023.

The report states the purchase price at the Foreclosure sale to be \$46,000.00.

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

143865 (2-2,2-9,2-16)

Martin G. Oliverio, Esquire  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-383-1856

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PATRICK W. TRAINOR**

Notice is given that Saralyn Trainor, whose address is 6506 American Blvd., Unit 616, Hyattsville, MD 20782, was on January 25, 2023 appointed Personal Representative of the estate of Patrick W. Trainor who died on November 18, 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 25th day of July, 2023.

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.

**SARALYN TRAINOR**  
Personal Representative

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

Estate No. 127801  
143889 (2-2,2-9,2-16)



**LEGALS**

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Plaintiffs  
Harold A. Campbell and  
Sara A. Roberts-Boykins  
Defendants

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

CIVIL NO. CAEF 20-01903

ORDERED, this 13th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12217 Quadrille Lane, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 13th day of February, 2023, next.

The report states the amount of sale to be \$439,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143788 (1-26,2-2-9)

**NOTICE**

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

Estate of Chhingi Khalthang  
AKA Chhingi K Darrikhuma and  
S Samuel Darrikhuma  
Defendants

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

CIVIL NO. CAEF 22-17070

ORDERED, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3906 Nicholson Street, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2023, next.

The report states the amount of sale to be \$261,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143832 (1-26,2-2-9)

**LEGALS**

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

SITTING AS A JUVENILE COURT

In Re Guardianship Of:  
SERAYAH MATTHEW

C-16-JV-22-00025

CROSS REFERENCE WITH:  
CINA 21-0082

**NOTICE BY PUBLICATION TO PUTATIVE FATHER**

To: John Doe

Relationship: PUTATIVE FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-22-00025. All persons who believe themselves to be the parents of a female child born on the February 2, 2020, at Howard County General Hospital in Howard County, Maryland to Kandice Matthew, natural mother, date of birth September 30, 1987 and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason  
Associate Judge  
Seventh Judicial Circuit

143875 (2-2)

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/10/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9953, 2021 LEXUS  
VIN# JTJAM7BXM5273320  
AGE TO AGE AUTOMOTIVE  
8625 OLD LEONARDTOWN RD  
HUGESVILLE

LOT#10140, 1997 TOYOTA  
VIN# 4T1BF12B8VU151837  
ZADCO ENTERPRISES T/A  
MAACO  
8184 BEECHCRAFT AVE  
GAITHERSBURG

LOT#10152, 2011 FREIGHTLINER  
VIN# 1FUJGLDR1BSAT0380  
DAVIS ENGINE REPAIR  
8861 CITATION RD  
BALTIMORE

LOT#10178, 2015 HONDA  
VIN# 1HGCT1B87FA009621  
BILL AUTO REPAIR & BODY  
SHOP  
3318 HOLLINS FERRY RD  
HALETHORPE

LOT#10236, 1987 SEA RAY 33.6'  
BOAT  
USCG# 954683  
NAME ON BOAT:  
NOTORIOUS LADY  
ROCKHOLD CREEK MARINA  
453 DEALE RD  
DEALE

LOT#10316, 2015 CHRYSLER  
VIN# 2C3CCAAG1FH781223  
JEFF'S AUTO GROUP LLC  
7541 OLD ALEXANDRIA FERRY RD  
CLINTON

LOT#10317, 2015 FORD  
VIN# 1FTW54XG5FKA30431  
ALLSTAR AUTOMOTIVE  
127 2ND STREET  
LAUREL

LOT#10318, 2015 FORD  
VIN# 1FADP3K20FL215887  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

LOT#10319, 2017 FORD  
VIN# 3FA6P0HD0HR269016  
KOONS FORD OF BALTIMORE  
6970 SECURITY BLVD  
BALTIMORE

**TERMS OF SALE: CASH PUBLIC SALE**  
**The Auctioneer Reserves the right to post a minimum bid.**  
**Freestate Lien & Recovery Inc**  
610 Bayard Rd  
Lothian MD 20711  
410-867-9079

143863 (1-26,2-2-2)

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

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

SITTING AS A JUVENILE COURT

In Re Guardianship Of:  
MALACHI S.

TPR-22-0011

CROSS REFERENCE WITH:  
CINA-20-0016

**NOTICE BY PUBLICATION TO FATHER**

To: John Doe

Relationship: Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR-22-0011. All persons who believe themselves to be the parents of a male child born on October 20, 2020, at Holy Cross Hospital in Silver Spring, Maryland to Karen Ashley Mitchell, natural mother, age 23 years old at time of birth and John Doe putative father, date of birth unknown shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason  
Associate Judge  
Seventh Judicial Circuit

143891 (2-2)

**LEGALS**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
vs.  
Substitute Trustees/  
Plaintiffs,

JOSEPH C. MEADE  
12404 Melody Turn  
Bowie, MD 20715  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-22255**

Notice is hereby given this 18th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12404 Melody Turn, 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 20th day of February, 2023, 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$288,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143827 (1-26,2-2-9)

Jennifer S. Pope

4800 Hampden Lane, 6th Floor  
Bethesda, Maryland 20814  
(301) 951-9336

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PAULINE PANCETA HAYDEN**

Notice is given that Mitsy Hayden, whose address is 2021 Amherst Road, Hyattsville, Maryland 20783, was on January 5, 2023 appointed Personal Representative of the estate of Pauline Panceta Hayden who died on August 28, 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 5th day of July, 2023.

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.

MITSY HAYDEN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127238  
143814 (1-26,2-2-9)

**NOTICE**

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

P. Gwen Owens,  
Deborah J Dickson, Estate of  
Michael E Dickson and  
James Sherman Owens  
Defendants

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

CIVIL NO. CAEF 22-17072

ORDERED, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2202 Muskogee Street, Adelphi, Maryland 20783 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of February, 2023, next.

The report states the amount of sale to be \$268,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143831 (1-26,2-2-9)

**LEGALS**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
vs.  
Substitute Trustees/  
Plaintiffs,

SANDRA R. ROBINSON  
AKA SANDRA ROSE MARIE  
REID  
5502 62nd Avenue  
Riverdale, MD 20737  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-22265**

Notice is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5502 62nd Avenue, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$217,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143835 (1-26,2-2-9)

V. Peter Markuski, Jr., Esquire  
Goozman, Bernstein & Markuski  
9101 Cherry Lane, Suite 207  
Laurel, MD 20708  
301-953-7480

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**IDA WALTON**

Notice is given that David J Walton, whose address is 7710 Georgian Drive, Upper Marlboro, MD 20772, was on January 3, 2023 appointed Personal Representative of the estate of Ida Walton who died on October 3, 2005 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of July, 2023.

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.

DAVID J. WALTON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 124620  
143824 (1-26,2-2-9)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
vs.  
Substitute Trustees/  
Plaintiffs,

TANYA CHILDS  
9033 48th Place  
College Park, MD 20740  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02202**

Notice is hereby given this 18th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9033 48th Place, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, 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 20th day of February, 2023.

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

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143829 (1-26,2-2-9)

**LEGALS**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
vs.  
Substitute Trustees/  
Plaintiffs,

SEAN LEON CONNELLY  
MILDRED T. JOHNSON (DECEASED)  
3323 Huntley Square Drive  
Unit A1  
Temple Hills, MD 20748  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-12960**

Notice is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3323 Huntley Square Drive, Unit A1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$80,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143836 (1-26,2-2-9)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
vs.  
Substitute Trustees/  
Plaintiffs,

ELLA B. MCKOY  
HARRY D. MCKOY  
9910 Hillandale Way  
Bowie A/R/T/A Mitchellville, MD  
20721  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14691**

Notice is hereby given this 19th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9910 Hillandale Way, Bowie A/R/T/A Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$357,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143837 (1-26,2-2-9)

**ENACTED BILLS**

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**CB-012-2023 (DR-3) - AN ORDINANCE CONCERNING GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATIONS ON DEVELOPMENT** for the purpose of limiting the authority in the Zoning Ordinance for development under the prior Ordinance superseded by the revised Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County.

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**CB-013-2023 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION** for the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T (Mixed Use - Transportation Oriented) Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the CGO (Commercial, General Office) Zone.

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**CB-015-2023 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY** for the purpose of repealing CB-078-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**CB-016-2023 (DR-3) - AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS** for the purpose of repealing CB-079-2022 and reinstating the lot coverage and green area requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince George's County.

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**CB-17-2023 (DR-2) - AN ORDINANCE CONCERNING GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS-R-A ZONE** for the purpose of limiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwelling uses under the prior Ordinance in the R-A (Residential Agricultural) Zone of Prince George's County.

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**CB-18-2023 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT** for the purpose of repealing CB-97-2022 and reinstating the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-98-2021).

ENACTED: 1/17/2023; EFFECTIVE: 1/17/2023

**BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

ATTEST:  
Donna J. Brown  
Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

143883 (2-2)

**Legal Notice City of Bowie Intent to Negotiate**

The City of Bowie, Maryland hereby gives notice of the Intent to Negotiate for consultant services for the purpose of: (1) Data collection and analysis to update housing, demographic, and census data for the HUD Consolidated Plan development; (2) Provide general guidance and support for FY2024-2028 (HUD FY23-27) Consolidated Plan development and filing; (3) Assist in selection of eligible activities for the Community Development Block Grant (CDBG) Program.

The City intends to begin negotiations immediately. Written expressions of interest will be considered until 2:00 P.M., Thursday, February 9, 2023. However, the City reserves the right to select the firm or firms with which the City will negotiate and reserves the right to initiate contact with any firm directly that may, in the City's judgment, have the experience and ability to undertake this project, without regard to whether such firm submitted a Letter of Intent or other written expression of interest. The City reserves the right to reject any and all letters of intent or expressions of interest, and to determine solely in the City's discretion with which firm or firms the City will negotiate. The City encourages all minority, women, and disabled business owners to submit expressions of interest.

Contact George Jones, Grants Manager, Office of Grant Development and Administration at (301) 809-3051 or email at [conplan2428@cityofbowie.org](mailto:conplan2428@cityofbowie.org) with any questions or directions on submitting letters or expressions of interest. Mail all correspondence to George Jones, Con Plan 2428, City of Bowie, 15901 Fred Robinson Way, Bowie, Maryland 20716.

Alfred D. Lott City Manager

143874 (2-2)

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