

*The Prince  
George's Post  
Newspaper*

**\*\*\*\*\***

*Call (301) 627-0900*

*or*

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**\*\*\*\*\***

*Your Newspaper  
of  
Legal Record*

**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**

**925 MONTGOMERY ST.  
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated August 24, 2007, recorded in Liber 28592, Folio 161 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 28, 2023 AT 10:32 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 \$32,000 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. 306067-4)

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

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



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

143911 (2-9-2-16,2-23)

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: 2/22/2023.

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**

1995 HONDA CIVIC MD 962Z72 JHMEH9590S012228

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

1995	CHEVROLET	CORVETTE	MD	22907L	1G1YY22P3S5107351
1995	CHEVROLET	TAHOE	WI	745AUM	1GNEK13K75J432074
2002	HONDA	MOTORCYCLE			JH2PC35082M309556
1997	PONTIAC	FIREBIRD			2G2FV22P0V2221285
2007	CHEVROLET	EXPRESS	MD	8CR3862	1GCGG25V971171442
2009	HYUNDAI	SONATA			5NPET46C39H463367
2010	CHEVROLET	AVEO			KL1TG5DE9AB047097
2007	FORD	EXPLORER			1FMZU73E22UA27834
2002	KIA	SORENTO			KNDJD736875733220
2005	JEEP	CHEROKEE			1J8HR582X5C671833
2003	TOYOTA	CAMRY	VA	3132XL	4T1BE30K13U170874
1988	MERCEDES-BENZ	300 TE	MD	HVX151	WDBEA90D4JF057647
2000	MERCEDES-BENZ	S 500			WDBNG70J4YA126532
2002	DODGE	DAKOTA			1B7GL12X625658497
2002	HYUNDAI	SONATA			KMHWF35H42A686061

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

2006	MERCEDES-BENZ	CLS500	VA	UCX1725	WDDJ75X36A013802
2005	TOYOTA	COROLLA	LA	410ALQ	1NXBR32E95Z508388
2006	VOLKSWAGEN	BEEBLE	DC	FW9788	3VWRF31Y86M323291
2005	NISSAN	PATHFINDER	MD	3E22231	5N1AR18W15C788099

143943 (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**

**578 WILSON BRIDGE DR., UNIT # A1  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2006, recorded in Liber 26161, Folio 511 among the Land Records of Prince George's County, MD, with an original principal balance of \$42,000.00, 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 28, 2023 AT 10:36 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 6779 A-1, in building 21, in a horizontal or condominium regime entitled "Wilson Bridge 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 \$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. 357256-1)

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

143912 (2-9-2-16,2-23)

*Your Newspaper of  
Legal Record*

**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: 2/21/2023

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

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

2002 BMW 530I VA 68012G WBADT63462CH85314  
1998 CHEVROLET CAVALIER 1G1JC5246W7236301

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

2005	NISSAN	MAXIMA	VA	TZR4275	1N4BA41E75C826993
2004	MAZDA	MAZDA6	MD	2FB6051	1YVFP80C145N16515
2012	NISSAN	ALTIMA	MD	2FA5222	1N4AL2AP1CC175532
2006	MINI	COOPER	MD	1DP1459	WMWRE33576TJ38432

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

2005	FORD	E150	MD	2EE0579	1FTRE14W55HA03241
2012	NISSAN	ALTIMA	MD	5BK5872	1N4AL2AP3CC217196
2017	FORD	FUSION	MD	6EB0083	3FA6P0H73HR1125471
2001	GMC	SIERRA	MD	7EX2566	2GTEC19T611136395

143942 (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**

**14434 COLONEL FENWICK CT., UNIT # 538  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated November 19, 2007, recorded in Liber 28935, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$221,100.00, 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 28, 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 described as Unit No 538 in building 536 which building is designated as No. 14434 Colonel Fenwick Court in "Marlborough 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 \$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. 354848-1)

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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143915 (2-9-2-16,2-23)

**The  
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LEGALS

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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 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

143802 (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

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 FOR STATUS OF UPCOMING SALES

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Substitute Trustees

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143803 (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

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 FOR STATUS OF UPCOMING SALES

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Substitute Trustees

ALEX COOPER
auctioneers

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www.alexcooper.com

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

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-014-2023 - AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS - TRANSITIONAL PROVISIONS for the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance of Prince George's County.

ENACTED: 1/31/2023; EFFECTIVE: 3/20/2023

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

143921 (2-9)

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

Table with columns: YEAR, MAKE, MODEL, VIN. Lists impounded vehicles including Toyota Camry, Chevrolet Impala, Kia Forte, Nissan Murano, Toyota Matrix, Chevrolet Trailblazer, Honda CR-V, BMW 740, Ford F150, and Chevrolet Express.

143893 (2-9)

LEGALS

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 present the claim to the undersigned personal representative or file it with the Register of Wills 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)

LEGALS

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)

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 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.

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**

**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 \(eMMA\)](https://www.emma.com/advantage).

• **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=d09VcTNHb2ZPWWx2UWQ3eUIGZVRlOTQ09> 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)

**To Subscribe Call**  
**The Prince George’s Post at 301-627-0900**

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**LEGALS**

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

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

**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](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)

143879 (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.

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 F1 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

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 F1 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  
Linthicum Heights, MD 21090

Substitute Trustees,  
Plaintiffs

v.

Kia Gedeon  
14018 Vista Drive, Unit 53B  
Laurel, MD 20707

Defendant

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

**Case No. CAEF 22-26707**

Notice is hereby given this 18th 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 20th 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 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$158,000.00. The property sold herein is known as 14018 Vista Drive, Unit 53B, Laurel, MD 20707.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143830 (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-23-05**

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**

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

**LEGALS****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 Act 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)

**THE  
PRINCE  
GEORGE'S POST**  
Call 301-627-0900  
Fax 301-627-6260  
**SUBSCRIBE  
TODAY!**

**LEGALS**

**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)

**LEGALS**

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

**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.  
**Valene 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****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 situated 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 situated 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****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 situated 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 Gilsade 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 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.

**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)

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County Since 1932**

## 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)

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

## 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

**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)

**LEGALS**

**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**

Laura H.G. O'Sullivan, et al., Substitute Trustees Plaintiffs  
 vs.  
 Harold A. Campbell and Sara A. Roberts-Boykens 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 Plaintiffs  
 vs.  
 Estate of Chhinghi Khalthag AKA Chhinghi 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)

**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  
 v.  
 Wayne 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)

**THE PRINCE GEORGE'S POST**  
 Call  
**301-627-0900**  
 Fax  
**301-627-6260**  
**SUBSCRIBE TODAY!**

**NOTICE**

CARRIE M. WARD, et al.  
 6003 Executive Blvd., Suite 101  
 Rockville, MD 20852  
 Substitute Trustees/  
 Plaintiffs,  
 vs.  
 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)

**LEGALS**

LM File No.: 1685-0003-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 J. Proctor, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; and 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, 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 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 (1-26,2-2-9)

**LEGALS**

**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**

CARRIE M. WARD, et al.  
 6003 Executive Blvd., Suite 101  
 Rockville, MD 20852  
 Substitute Trustees/  
 Plaintiffs,  
 vs.  
 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)

**LEGALS**

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 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 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 Plaintiffs  
 vs.  
 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  
 Substitute Trustees/  
 Plaintiffs,  
 vs.  
 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)

**LEGALS**

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  
 Substitute Trustees/  
 Plaintiffs,  
 vs.  
 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**

**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.

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

**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.

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

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

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

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

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

EUGENE JERRY HARDY (DECEASED)  
MILDRED L. HARDY (DECEASED)  
7929 Fiske Avenue  
Lanham, MD 20706

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-25435**

Notice is hereby given this 1st day of February, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7929 Fiske Avenue, 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 3rd day of March, 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 3rd day of March, 2023.

The report states the purchase price at the Foreclosure sale to be \$330,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143920 (2-9,2-16,2-23)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

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

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

**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 Altering voter registration by removing antiquated language.**

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

**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 Code 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 (1-19,1-26,2-2,2-9)

**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 Spur  
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 (1-26,2-2,2-9)

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

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

**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:

(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.

SABRINA FON  
Personal Representative

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

Estate No. 127241  
143816 (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**

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 FOR STATUS OF UPCOMING SALES

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

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auctioneers

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

**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**

**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 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)

THIS COULD BE YOUR AD!  
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**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)

**LEGALS**

**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)

**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 FOR STATUS OF UPCOMING SALES

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

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www.alexcooper.com

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

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

**LEGALS**

**PUBLIC NOTICE**

**FOR A MARYLAND NATURAL WOOD WASTE RECYCLING FACILITY PERMIT APPLICATION**

As required by the Code of Maryland Regulations 26.04.09.06C, Grant County Mulch, Inc. is providing notice of an application submitted to the Maryland Department of the Environment for a Natural Wood Waste Recycling Facility Permit. The Applicant is proposing to accept 130,560 tons/year of natural wood waste to be processed into mulch at 5402 Van Dusen Road, Laurel, Prince George's County, Maryland 20707.

If you would like to send your written comments regarding this application, please submit them to:

**Tyler Abbot, Director**  
Land and Materials Administration  
Maryland Department of the Environment  
1800 Washington Boulevard, Suite 610  
Baltimore, MD 21230-1719

For further information regarding this notice, please contact Mr. Kaveh Hoshinzadeh, Head of the Solid Waste Facilities Unit at (410) 537-3329.

143937 (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**

**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)

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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**

**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**

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

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

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 for 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

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.

Defendants

**In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-000221**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 26 Street in Prince George's County, State of Maryland, sold by the Finance Office of Prince George's County, State of Maryland to Hermina E Gonzalez Valdez, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 1033 Marton 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.

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

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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000004**

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:

OAKHURST LOT 9 BLK N, Assmt 283,733.00 Lib 43658 Fl 075 and assessed to RENICK E MYERS, JR, also known as 5604 ODELL RD, BELTSVILLE, MD 20705, Tax Account No. 01-0060087 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  
143800 (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.

JAVIER A VANEGAS

AND

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

AND

PINNACLE SETTLEMENT SERVICES, INC, TRUSTEE

AND

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

4405 WOODGATE CT. SOUTH
A/R/T/A 4405 S. WOODGATE CT.
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated January 20, 2005, recorded in Liber 21418, Folio 680 among the Land Records of Prince George's County, MD, with an original principal balance of \$304,247.73, 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 28, 2023 AT 10:38 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. 335911-1)

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

143913 (2-9,2-16,2-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY ASKEW MADISON-MASON

Notice is given that Judy M Jordan, whose address is 1405 Delafield Place, NW, Washington, DC 20011, was on November 18, 2022 appointed personal representative of the small estate of Betty Askew Madison-Mason who died on November 2, 2022 with a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

JUDY M JORDAN
Personal Representative

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

Estate No. 127277
143924 (2-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA ANN BROWN JONES

Notice is given that Duane Jones, whose address is 9200 Eldon Drive, Clinton, MD 20735, was on December 28, 2022 appointed personal representative of the small estate of Barbara Ann Brown Jones who died on November 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

DUANE JONES
Personal Representative

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

Estate No. 127489
143925 (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

13808 CHESTNUT OAK LN.
BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005, recorded in Liber 23043, Folio 170 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,946.00, 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 28, 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 \$63,000 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. 69192-1)

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

143914 (2-9,2-16,2-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH C WALL JR

Notice is given that Kazumi P Wall, whose address is 2611 Moreland Place NW, Washington, DC 20015, was on August 4, 2015 appointed personal representative of the small estate of Joseph C Wall Jr who died on April 16, 2015 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 thereafter.

KAZUMI P WALL
Personal Representative

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

Estate No. 100613
143926 (2-9)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HAROLD RUSTON

Notice is given that Marlene J Ruston, whose address is 33 Staton Drive, Upper Marlboro, MD 20774, was on January 30, 2023 appointed personal representative of the small estate of Harold Ruston who died on January 5, 2023 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 thereafter.

MARLENE J RUSTON
Personal Representative

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

Estate No. 127993
143927 (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

13607 WATER FOWL WAY
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005, recorded in Liber 23668, Folio 389 among the Land Records of Prince George's County, MD, with an original principal balance of \$460,000.00, 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 28, 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 \$41,000 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. 199310-3)

PLEASE CONSULT 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

143916 (2-9,2-16,2-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVELYN LOUISE WASLI

Notice is given that Eric H. Wasli, whose address is 12112 Auburn Road, Thurmont, MD 20601, was on January 5, 2023 appointed Personal Representative of the estate of Evelyn Louise Wasli who died on August 6, 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 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; 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.

ERIC H. WASLI
Personal Representative

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

Estate No. 127330
143932 (2-9,2-16,2-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERONICA BUSH

Notice is given that Rhonda Potter, whose address is 2300 Love Place, Waldorf, MD 20601, was on December 28, 2022 appointed Personal Representative of the estate of Veronica Bush who died on November 12, 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 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.

RHONDA POTTER
Personal Representative

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

Estate No. 127564
143933 (2-9,2-16,2-23)

**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**

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

 **ALEX COOPER**  
auctioneers

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

143806 (1-26,2-22-9)

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

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

4002 91ST AVENUE  
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 at folio 411 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 28, 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 # [17-603463](#))

**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

143901 (2-9,2-16,2-23)

**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**

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

 **ALEX COOPER**  
auctioneers

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

143808 (1-26,2-22-9)

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**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

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

Improved by premises known as  
4919 Winthrop Street, Oxon Hill, MD 20745

By virtue of the power and authority contained in a Deed of Trust from LEON ANTHONY WARE dated June 25, 2008 and recorded in Liber 29940 at Folio 567 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, FEBRUARY 24, 2023**

**AT 3:00 P.M.**

all that property described in said Deed of Trust as follows:

Being known and designated as Lot No. Thirty-two (32), in Block lettered "F" in the Subdivision known as "Part of Parcels B & C, Glassmanor", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland at Plat Book No. 17, Plat No. 55. The improvements thereon being known as No. 4919 Winthrop Street.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,**  
**AND ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A00116

143902

(2-9,2-16,2-23)

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

**LEGALS****MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION****NOTICE OF INTENT TO ISSUE PART 70 OPERATING PERMIT, OPPORTUNITY TO SUBMIT WRITTEN COMMENTS OR TO REQUEST A PUBLIC HEARING**

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of the application for a renewal Part 70 Operating Permit submitted by Prince George's County for the Prince George's Correctional Facility, located in Forestville, MD. The facility's emissions sources include landfill-gas fired boilers with oil back-up, generators, landfill-gas powered water heaters, and an emergency diesel generator.

The applicant is represented by:

Mr. Eric A. Miller, Division Manager  
Prince George's County Government  
Facilities Operation & Management Division  
3415 N Forest Edge Road  
Forestville, MD 20747

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the draft permit, application, supporting documentation and fact sheet is available for review. Docket #24-033-1522 is available for public inspection on the Department's website at the following link:

(<https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/title5draftpermits.aspx>)

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request is representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey, Title V Coordinator, via email at [Shannon.heafey@maryland.gov](mailto:Shannon.heafey@maryland.gov), or mailed to The Air Quality Permits Program, Air and Radiation Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720.

Further information may be obtained by emailing Ms. Heafey or calling (410) 537-4433.

143922

(2-9)

**LEGALS**

**ORDER OF PUBLICATION**  
SIKANDER AASIM

PLAINTIFF,  
vs.

LAUREL COVE, LLC  
BRADFORD FEDERAL SAVINGS BANK  
MARY BETH TAYLOR and/or  
NOEL M PALMER, Trustees

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: Tax #: 10-3581568, Parcel D 11,120.0000 Sq.Ft. Laurel Cove-resub, 000000 Riverburch Ct Laurel MD 20707, and Lib 20982 FI 305 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-23-000125**

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.: 10-3581568**  
Being known and designated as Parcel D 11,120.0000 Sq.Ft. Laurel Cove-resub Assmt \$1,833 Lib 20982 FI 305 and assessed to Laurel Cove LLC.  
Known as: 000000 Riverburch Ct Laurel MD 20707

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 30th 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 4th day of April, 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

143903 (2-9-2-16,2-23)

**PRINCE GEORGE’S COUNTY GOVERNMENT**

**Board of License Commissioners (Liquor Control Board)**

**REGULAR SESSION**  
**FEBRUARY 28, 2023**

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George’s County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

**TRANSFER OF LOCATION**

Hugo A. Bonilla, Member, Patricia E. Martinez Rivera, Member-Manager for a Class B(DD), Beer, Wine and Liquor for the use of Riviera Tapas Bar, LLC, t/a Riviera Tapas Bar, 6202 Rhode Island Avenue, Riverdale, 20737 transfer from Riviera Tapas Bar, LLC, t/a Riviera Tapas Bar, 6108 Rhode Island Avenue, Riverdale Park, MD.

Malkit Singh, Managing Member/Authorized Person, Stephanie Carter, Member/Authorized Person, James L. Cook, Member/Authorized Person, for a Class B+, Beer, Wine and Liquor for the use of MRK Liquors, LLC, t/a Glenarden Wine & Spirits, 2019 St. Joseph’s Drive, Suite 105, Bowie, 20721 transfer from 24/7 MH Grocery & Restaurant, LLC, t/a 24/7 MH Grocery & Restaurant, 3210 Branch Avenue, Clinton, 20735, Israt Jahan, Member-Manager.

**TRANSFER**

In Ae Kim, President, Duk Man Kin, Vice President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of JW Food Maryland, Inc., t/a Da Rae Won Restaurant, 5011-5013 Garrett Avenue, Beltsville, 20737 transfer from Da Rae Won Restaurant, Inc t/a Da Rae Won Restaurant, 5011-5013 Garrett Avenue, Beltsville, 20737, Hyeong My Choe, President/Secretary/Treasurer, Inyoung Choe, Stockholder.

Milap N. Patel, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Ambe Laxmi, Inc., t/a Bell’s Drive-In Liquors, 5901 Old Central Avenue, Capitol Heights, 20743 transfer from OHMKAR, Inc., t/a Bell’s Drive-In Liquors, 5901 Central Avenue, Capitol Heights, 20743, Ajay Patel, President/Secretary/Treasurer.

Steven McD, Smith, Member/ Authorized Person for a Class B(R), Beer, Wine and Liquor for the use of MHI Hotel Services, LLC, t/a Ledo Pizza Bowie, 6814 Laurel Bowie Road, Bowie, 20715 transfer from Sunshine, Inc., t/a Ledo’s Pizza Bowie, 6814 Laurel Bowie Road, Bowie, 20715, James S. Taggart, President, Colleen L. Taggart, Vice President.

Gurcharan Singh Boparai, President/Treasurer, Pratapray D. Parsana, Vice President/Secretary for a Class A, Beer, Wine and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744 transfer from Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/Treasurer.

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

Continued from January 24, 2023, Hearing

Maria M. Fernandez de Trejo, President, Maribel G. Zelaya, Vice President, for a Class B, Beer, Wine and Liquor for the use of Magdalena’s Restaurant, Inc., t/a Magdalena’s Restaurant, 6367 Livingston Road, Oxon Hill, 20745.

**NEW- CLASS B BEER AND WINE**

Constance A. Ikechi, Managing Member/ Authorized Person, for a Class B, Beer and Wine for the use of Tropicana Grill & Food Market, LLC, t/a Tropicana Grill & Food Market, 3503-3505 Maryland Avenue, Chevy Chase, 20785.

German Escobar, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of ARE Corporation, t/a Casa Dora IV, 5705 Riverdale Road, Riverdale, 20737.

**NEW- CLASS C, CLV, BEER, WINE AND LIQUOR**

James Riley, Chairman, for a Class C(CLV), Beer, Wine and Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexander Ferry Road, Clinton, 20735.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 28, 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 [BLCC@co.pg.md.us](mailto:BLCC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
January 19, 2023

143938 (2-9-2-16)

**PRINCE GEORGE’S COUNTY GOVERNMENT**

**BOARD OF LICENSE COMMISSIONERS**

**NOTICE OF PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on March 23, 2023 and will be heard on May 23, 2023. Those licenses are:

Class B, Beer and Wine – 17 BW 23, 17 BW 24, 17 BW 25

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

A virtual hearing will be held via Zoom on Wednesday, March 8, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email [BLCC@co.pg.md.us](mailto:BLCC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
February 3, 2023

143939 (2-9-2-16)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

TAMIKO R. CARRINGTON AKA  
TAMIKO CARRINGTON  
2817 Forest Run Drive  
Unit B  
District Heights, MD 20747  
Defendant(s).

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 22-26632**

Notice is hereby given this 31st 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 2817 Forest Run Drive, Unit B, 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 2nd day of March, 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 2nd day of March, 2023.

The report states the purchase price at the Foreclosure sale to be \$244,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143919 (2-9-2-16,2-23)

**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.

EDWIN NOEL ARAGON

AND

CITY LENDING, INC

AND

JORGE CAMPODONICO,  
TRUSTEE

AND

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

AND

OLD BRANCH PROPERTIES, LLC,  
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:

6807 LIVINGSTON RD  
OXON HILL, MD 20745

And

Unknown Owner of the property 6807 LIVINGSTON RD described as follows: Property Tax ID 12-1367143 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-23-000444**

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:

WENTWORTH ESTATES LOT 2 BLK B, Assmt 361,100.00 Lib 45908 FI 319 and assessed to EDWIN NOEL ARAGON, also known as 6807 LIVINGSTON RD, OXON HILL, MD 20745, Tax Account No. 12-1367143 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 30th 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 24th day of February, 2023, warning all persons interested in the property to appear in this Court by the 4th day of April, 2023 and to 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

143907 (2-9-2-16,2-23)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

CARMEL E. GAYLE  
8503 Oliver Street  
New Carrollton, MD 20784  
Defendant(s).

**In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 19-35189**

Notice is hereby given this 31st 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 8503 Oliver Street, 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 2nd day of March, 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 2nd day of March, 2023.

The report states the purchase price at the Foreclosure sale to be \$285,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for Prince George’s County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
143918 (2-9-2-16,2-23)

**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 BRENDA J MILLS

AND

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

2208 WYNGATE RD  
SUITLAND MD 20746

And

Unknown Owner of the property 2208 WYNGATE RD described as follows: Property Tax ID 06-0448902 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-23-000334**

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:

DUPONT VILLAGE LOT 58 BLK O, Assmt 200,833.00 Lib 04453 FI 534 and assessed to BRENDA J MILLS, also known as 2208 WYNGATE RD, SUITLAND MD 20746, Tax Account No. 06-0448902 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 30th 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 24th day of February, 2023, warning all persons interested in the property to appear in this Court by the 4th day of April, 2023 and to 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

143904 (2-9-2-16,2-23)

**LEGALS**

Laura Lynn Thomas Esq  
10211 Wincopin Circle Suite 600  
Columbia, MD 21044  
410-905-5800

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

NOTICE IS HEREBY GIVEN that the Probate court of Dorchester county, South Carolina appointed Nancy L. Nellis, whose address is 218 West Richland Street, Summerville, South Carolina 29483, as the Personal Representative of the Estate of Barbara Smallwood Nellis who died on January 8, 2021 domiciled in South Carolina, USA.

The Maryland resident agent for service of process is Laura Lynn Thomas, Esq., whose address is 10211 Wincopin Circle, Suite 600, Columbia, MD 21044.

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) Thirty days 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.

NANCY L. NELLIS  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 126489

143929 (2-9-2-16,2-23)

**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.

DARRYL RINALDO SATTERWHITE, SR.

AND

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

7505 HARRISON LN  
TEMPLE HILLS, MD 20748

And

Unknown Owner of the property 7505 HARRISON LN described as follows: Property Tax ID 09-0918284 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-23-000442**

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:

ANDREW HILLS LOT 15 BLK M, Assmt 248,000.00 Lib 46119 FI 121 and assessed to DARRYL RINALDO SATTERWHITE, SR., also known as 7505 HARRISON LN, TEMPLE HILLS, MD 20748, Tax Account No. 09-0918284 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 30th 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 24th day of February, 2023, warning all persons interested in the property to appear in this Court by the 4th day of April, 2023 and to 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

143905 (2-9-2-16,2-23)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

CARRIE L. LEE

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on November 3, 2022 appointed personal representative of the small estate of Carrie L. Lee who died on December 30, 2020 with a will.

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

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

- (1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of 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.

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. 122581

143928 (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.

ZELMIRA B ROBINSON  
A/K/A ZULMIRA ROBINSON

AND

THE ESTATE OF JOSEPH F ROBINSON

AND

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

8303 NAVAHOE DR  
SILVER SPRING, MD 20903



**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.

DAVID A GIROUX

AND

KATHLEEN H GIROUX

AND

NRL FEDERAL CREDIT UNION  
A/K/A SPECTRA CREDIT UNION

AND

MICHAEL L BARNETT, 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:

4709 PICKETT CT  
SUTTLAND, MD 20746

And

Unknown Owner of the property 4709 PICKETT CT described as follows: Property Tax ID 06-0493304 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-23-000445**

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:

UPPER MORNINGSIDE LOT 12 GRD D4, Assmt 255,733.00 Lib 03043 FI 363 and assessed to DAVID A GIROUX and KATHLEEN H GIROUX, also known as 4709 PICKETT CT, SUTTLAND, MD 20746, Tax Account No. 06-0493304 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 30th 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 24th day of February, 2023, warning all persons interested in the property to appear in this Court by the 4th day of April, 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  
143908 (2-9,2-16,2-23)

**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.

MARY U TOLSON

AND

THE ESTATE OF GEORGE W TOLSON

AND

A & C BUILDERS, 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:

2400 STEUBEN AVE  
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 2400 STEUBEN AVE described as follows: Property Tax ID 12-1359769 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-23-000441**

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:

SQUIRE'S HILL LOT 21 BLK C, Assmt 286,000.00 Lib 03943 FI 219 and assessed to MARY U TOLSON and GEORGE W TOLSON, also known as 2400 STEUBEN AVE, FORT WASHINGTON, MD 20744, Tax Account No. 12-1359769 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 30th 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 24th day of February, 2023, warning all persons interested in the property to appear in this Court by the 4th day of April, 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  
143909 (2-9,2-16,2-23)



**LEGALS**

**NOTICE**

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

Kola Bello-Olatunji  
2705 Moores Plains Boulevard  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF22-25423**

Notice is hereby given this 2nd day of February, 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 3rd day of March, 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 3rd day of March, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$606,903.96. The property sold herein is known as 2705 Moores Plains Boulevard, Upper Marlboro, MD 20774.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143910 (2-9,2-16,2-23)

**NOTICE**

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

Lorraine E. Webb  
2304 Mitchellville Road  
Bowie, MD 20716  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-22-000879**

Notice is hereby given this 31st 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 2nd day of March, 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 2nd day of March, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$214,000.00. The property sold herein is known as 2304 Mitchellville Road, Bowie, MD 20716.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
143917 (2-9,2-16,2-23)

**LEGALS**

Rosalyn E. Pugh, Esquire  
1401 Mercantile Lane, Suite 211  
Largo, Maryland 20774  
240-429-0116

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
NATHANIEL EXUM

Notice is given that Camille Exum, whose address is 6806 Hastings Dr., Capitol Heights, MD 20743, was on December 5, 2022 appointed Personal Representative of the estate of Nathaniel Exum who died on December 3, 2021 with a will.

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

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

CAMILLE EXUM  
Personal Representative

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

Estate No. 127375  
143930 (2-9,2-16,2-23)

Matthew J. Dyer, Esquire  
P.O. Box 358  
Upper Marlboro, MD 20773  
301-627-5222

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANTHONY RAY ANNADALE

Notice is given that Gail Simon, whose address is 514 West Voorhis Avenue, DeLand, FL 32720, was on January 9, 2023 appointed Personal Representative of the estate of Anthony Ray Annadale, who died on October 24, 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 9th 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.

GAIL SIMON  
Personal Representative

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

Estate No. 127550  
143936 (2-9,2-16,2-23)

**COTTAGE CITY COMMISSION**

**CHARTER AMENDMENT RESOLUTION  
NUMBER 2023-01 FAIR SUMMARY**

**A CHARTER AMENDMENT RESOLUTION OF THE COTTAGE CITY COMMISSION TO AMEND VARIOUS SECTIONS OF THE TOWN CHARTER TO CHANGE THE TITLE OF CHAIRMAN TO EITHER COMMISSIONER-CHAIR, VICE-CHAIR OR CHAIR; AND GENERALLY RELATING TO THE GENDER-NEUTRAL TITLES OF THE PRESIDING OFFICERS NAMED IN THE CHARTER OF THE TOWN OF COTTAGE CITY AND OTHER STYLISTIC CHANGES OR UPDATES.**

COTTAGE CITY COMMISSION  
BY: CAROL RICHARDSON, TOWN MANAGER

143941 (2-9,2-16,2-23,3-2)

**LEGALS**

Attorney Meredith C. Hill, Esq.  
7200 Wisconsin Ave, Suite 500  
Bethesda, MD 20814  
301-244-9040

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALFONSO SULLIVAN, JR.

Notice is given that Aja Sullivan, whose address is 310 Quarry Ave, Capitol Heights, MD 20743, was on December 29, 2022 appointed personal representative of the small estate of Alfonso Sullivan, Jr., who died on May 20, 2022 without a will.

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

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

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

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

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

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

AJA SULLIVAN  
Personal Representative

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

Estate No. 127657  
143923 (2-9)

**LEGALS**

Anu KMT, Esq.  
5000 Sunnyside Avenue, Suite 101  
Beltsville, MD 20705  
301-982-0888

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LLOYD LERON COOPER

Notice is given that Joyce E. Dudley Cooper, whose address is 60 Highway 423, McKenize, TN 38201, was on January 25, 2023 appointed Personal Representative of the estate of Lloyd Leron Cooper, who died on April 21, 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 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.

JOYCE E. DUDLEY COOPER  
Personal Representative

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

Estate No. 126976  
143934 (2-9,2-16,2-23)

Rosalyn E. Pugh, Esquire  
1401 Mercantile Lane Suite 211  
Largo, Maryland 20774  
(301) 772-0006

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ADEBUKOLA ANTHONIA KING

Notice is given that Christian King, whose address is 10907 Adler Ct, Upper Marlboro, MD 20774, was on January 4, 2023 appointed Personal Representative of the estate of Adebukola Anthonia King, who died on September 29, 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 4th 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.

CHRISTIAN KING  
Personal Representative

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

Estate No. 127543  
143935 (2-9,2-16,2-23)

# The Prince George's Post

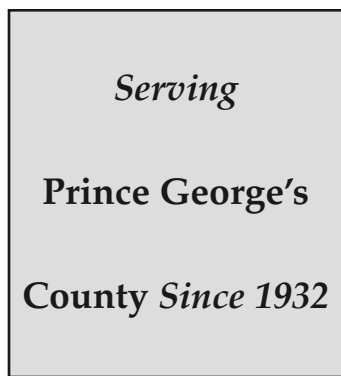
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