PLAINTIFF

AND

AND

AND

AND

4100

AND

PROPERTY:

MARYLAND

LARGO, MD 20774

7305 CHEW ROAD

right, title and interest

WASHINGTON, DC 20009

ELLEN B. CARRINGTON

LOS ANGELES, CA 90018

2455 ST. ANDRES PL.

RICHARD B. BROWN

FORESTVILLE, MD 20746

County and known as:)

7305 CHEW ROAD

(All persons having or claiming to have an interest in the property sit-

uate and lying in Prince George's

UPPER MARLBORO, MD 20772

PRINCE GEORGE'S COUNTY

SERVE: RHONDA L. WEAVER.

1301 MCCORMICK DRIVE, STE

UNKNOWN OWNERS OF THE

The unknown owner's heirs, de-

visees, and Personal Representatives

grantees, assigns, or successors in

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

CASÉ NO.:

CAE 20-12100

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-erty described below in the State of

Maryland, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: 1.000 Acres. Assmt \$75,000 Map 110 Grid F2 Par 014 Lib 00116 Fl 329 and

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

It is thereupon this 17th day of Au-

gust, 2020, 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

George's

circulation in Prince

assessed to Brown Elizabeth S.

expired.

UPPER MARLBORO, MD 20772

ACTING COUNTY ATTORNEY

4421 RENA RD., #13

ORDER OF PUBLICATION

IORGE MENACHO C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

YU HUA WANG 708 62ND AVE.

V.

FAIRMOUNT HEIGHTS, MD 20743

AND

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

708 62ND AVE. FAIRMOUNT HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100 LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

708 62ND AVE. FAIRMOUNT HEIGHTS, MD 20743

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, Maryland CASÉ NO.: CAE 20-07720

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

All that property in Prince George's County described as: Lots 45.46.47 9,375.0000 Sq.Ft. & Imps Fairmount Heights Blk EYE Assmt \$62,100 Lib 15390 FL 406, tax account no.: 18-2034809 and as-sessed to Wang Yu H.

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 Au-gust, 2020, 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

Order in some newspap

AND

MARY MAGOLINE REID 14411 CROOM AIRPORT ROAD UPPER MARLBORO, MD 20772

AND

CLARA L. CARTER 1845 HARVARD ST. N.W. WASHINGTON, DC 20009

AND

ELLEN B. CARRINGTON 2455 ST. ANDRES PL. LOS ANGELES, CA 90018

RICHARD B. BROWN 4421 RENA RD., #13 FORESTVILLE, MD 20746

AND

AND

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

7618 DEVILLE COURT UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND SERVE: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100

LARGO, MD 20774

and their or any of their heirs, de-AND visees, executors, administrators,

Defendants

UNKNOWN OWNERS OF THE PROPERTY:

7618 DEVILLE COURT UPPER MARLBORO, MD 20772

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 CASÉ NO.: CAE 20-12099

All that property in Prince George's County described as: Parcels 14 & 1 10, 1.0000 Acres. Assmt \$75,000 Map 111 Grid A2 Par 014 Lib 00000 Fl 251 and assessed to Brown Frank

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 Au-gust, 2020, 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 successive weeks on or before the 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and close of all oncumbrances and clear of all encumbrances

ORDER OF PUBLICATION

JAMES SCHNEIDER c/o Michael J. Grady, Esq. 50 West Montgomery Ave., Suite 100 Rockville, MD 20850 Plaintiff

PINKNEY LEWIS D c/o Melagros Leon 31 Barbara Court Iselin, NJ 08830-2803

VS.

LEGALS

GLORIA JETER f/k/a Gloria Scott 7512 Castle Rock Dr Clinton, MD 20735

ARNOLD JETER (Personal Representative of Gloria Scott Jeter) 31 Barbara Court Iselin, NJ 08830-2803

DAVID GWYN 14714 Main Street Upper Marlboro, MD 20772

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo MD 20774

Prince George's County Attorney Office 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST

Defendants

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

<u>137975</u>

"3.1800 Acres. Assmt 88,000 Map 146 Grid B3 Par 097

Lib 05021 Fl 251 And Assessed to Pinkney Lewis D and Gloria P. Scott'

The Property address is North Keys Blvd., Brandywine, MD 20613.

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

It is thereupon this 17th day of August, 2020, by the Circuit Court for Prince George's County, Mary-land ORDERED, that Notice be given by the insertion of a copy of this Order in the Prince George's Post or

any other paper of record in Prince George's County, Maryland, a

newspaper having general circula-

tion in Prince George's County, once a week for three (3) consecutive

weeks on or before the 11th day of September, 2020, warning all per-sons interested in the property to

appear in this Court by the 20th day of October, 2020, and redeem the property and answer the Bill of

Complaint or thereafter a final judg-ment will be entered foreclosing all

rights of redemption in the property

and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

(8-27,9-3,9-10)

True Copy—Test: Mahasin El Amin, Clerk

137908

LEGALS

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

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

506 CLOVIS AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Monica L. Randall and Estate of Kenneth E. Bush, dated June 8, 2005, and recorded in Liber 22672 at folio 135 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

SEPTEMBER 29, 2020

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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.08% 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 from the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601185)

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

(9-10,9-17,9-24)

LEGALS

PUBLIC NOTICE	
Date: Monday September 7, 2020	
Fee Based Real Estate Developer- FE-02- 2020]
Revenue Authority of Prince	

George's County is seeking the services of a Fee Based Developer for the New Construction of a Multi-family Rental Apartment building and a Mixed-use Town Center Development Plan on Suitland Road in Prince George's County Maryland. Complete instructions are contained

Town of Cheverly 6401 Forest Road Cheverly, MD 20785

DATE: September 10, 2020

Invitation for Bid Underground Storage Tank Removal **Town of Cheverly Public** Works Yard

The Town of Cheverly is requesting

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

Case No.: CAE 20-07704

Prince George's County, Maryland

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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:

general circulation in Prince George's County once a week for general three (3) successive weeks on or before the 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of re-demption in the property, and vesting in the Plaintiff a title, 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 137904 (8-27,9-3,9-10)

ORDER OF PUBLICATION

KAREN A. SPARKS C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MÁRYLAND 21146

PLAINTIFF

ELIZABETH S. BROWN

V.

SERVE AT: 7305 CHEW ROAD UPPER MARLBORO, MD 20772

SERVE ON: c/o PAUL CARTER PO BOX 40051 WASHINGTON, DC 20016-0051

AND

JOSEPH BROWN 7305 CHEW ROAD UPPER MARLBORO, MD 20772

AND

JAMES EDWARD BROWN 8200 BELLEFONTE LANE CLINTON, MD 20735

AND

CORA C. BROWN 7305 CHEW ROAD UPPER MARLBORO, MD 20772

AND

EMMA MARIE GROSS 8200 BELLEFONTE LANE CLINTON, MD 20735

AND

MARY MAGOLINE REID 14411 CROOM AIRPORT ROAD UPPER MARLBORO, MD 20772

AND

CLARA L. CARTER 1845 HARVARD ST. N.W.

County once a week for three (3) 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered 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 137905 (8-27,9-3,9-10)

ORDER OF PUBLICATION

KAREN A. SPARKS C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146 PLAINTIFF V.

FRANK BROWN

SERVE ON: FRANK BROWN 7618 DEVILLE COURT UPPER MARLBORO, MD 20772

SERVE ON: FRANK BROWN c/o PAUL CARTER PO BOX 40051 WASHINGTON, DC 20016-0051

AND

ELIZABETH S. BROWN

SERVE AT: 7305 CHEW ROAD UPPER MARLBORO, MD 20772

SERVE ON: c/o PAUL CARTER PO BOX 40051 WASHINGTON, DC 20016-0051

AND JOSEPH BROWN 7305 CHEW ROAD

UPPER MARLBORO, MD 20772 AND

JAMES EDWARD BROWN 8200 BELLEFONTE LANE CLINTON, MD 20735

AND

CORA C. BROWN 7305 CHEW ROAD UPPER MARLBORO, MD 20772

AND

EMMA MARIE GROSS 8200 BELLEFONTE LANE CLINTON, MD 20735

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

True Copy—Test: Mahasin El Amin, Clerk (8-27,9-3,9-10) 137906

LEGALS

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2003 2014 2007 2006 2016	Chevrolet Toyota Chevrolet Toyota Nissan	Tahoe Prius Equinox Camry Sentra	1GNEC13Z33R143786 JTDKDTB32E1564420 2CNDL13F076236689 4T1CE38P76U622805 3N1AB7AP9GY231212
137978			(9-10)

The Prince George's Post Since 1932 301-627-0900

bids for the removal of two underground storage tank (UST) systems, and associated UST appurtenances in Cheverly, Maryland. in the Request for Proposal available online at http:/ pgebid.co.pg.md.us/ebid/. Any questions concerning this pro-posal should be directed to <u>**REDe-**</u> BIDS DUE: 10:00 a.m. on Thursday, velopment@co.pg.md.us.

137980 137979 (9-10) (9-10)

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 anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

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

You must reclaim these vehicles by: 09/25/2020

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

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

2009 FORD	F150	1FTPW12V79FA31185
2007 JEEP	WRANGLER	1J8GA59117L188159
1995 NISSAN	STANDARD	1N6SD11S2SC422045
2002 DODGE	DURANGO	1B4HS48Z32F109671
2017 BUICK	VERANO	1G4PR5SK2H4109561

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

1998 BUICK	LESABRE		1G4HP52K4WH422062
2009 DODGE	CHARGER	DC EJ2967	2B3KA43D39H576252
2001 TOYOTA	AVALON		4T1BF28B01U146476
1993 TOYOTA	TERCEL		JT2EL43S5P0308611
2002 BUICK	LESABRE		1G4HR54K02U272136
2007 DODGE	CARAVAN		1D4GP25R77B237387
2007 PONTIAC	G6	MD 7CZ0066	1G2ZH57N974273072
2004 INFINITI	FX35		JNRAS08W64X217749
2006 KIA	SEDONA	MD T852611	KNDMB233X66066753
2016 DODGE	GRAND	MD 4DE1567	2C4RDGCGXGR357134
	CARAVAN		
2004 FORD	E350		1FBNE31L14HA78235
1995 CHEVROLET	G-SERIES	PA HH36238	1GBJG31N7SF126601
2004 CHEVROLET	G-SERIES	MD 3DM2936	2GBJG31M9E4175316

MCDONALD'S TOWING 2917 52ND AVE HYATTSVILLE MD 20781 301-864-4133

1994 SAAB	900	MD 5DF9627	YS3AK76E8R7000299
137989			(9-10)

(9-10)199 200

September 24, 2020

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14022 VISTA DRIVE UNIT# 70 A/K/A 70A LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Jerry Crispin, dated August 31, 2007 and recorded in Liber 28649, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,900.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 29, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4551 RUNNING DEER WAY, UNIT 336 BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Cynthia McCree, dated June 3, 2005 and recorded in Liber 22511, Folio 068 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$54,600.00, and an original interest rate of 10.130%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 22, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

904 WHISTLING DUCK DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Nelson Lipscomb and Darla Lipscomb, dated August 24, 2005 and recorded in Liber 23364, Folio 569 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$60,000.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 22, 2020 AT 11:30 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

Joseph B. Mathis, Esq. Offit Kurman, P.A. 8171 Maple Lawn Blvd., Ste 200 Fulton, MD 20759 301-575-0351

<u>137977</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE W. JACKSON

Notice is given that Barres J. Jackson, whose address is 9820 Annapolis Road, Lanham, MD 20706, was on June 25, 2020 appointed personal representative of the small estate of Charlotte W. Jackson who died on January 24, 2018 with a will.

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

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

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

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

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

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

BARRES J. JACKSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116974 137981 (9-10) Barry R. Fierst, Esq. 200-A Monroe Street, Suite 200 Rockville, MD 20850 301-762-8872

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DELFIN LOPEZ**

Notice is given that Ana T. Lopez, whose address is 8409 20th Avenue, Adelphi, MD 20783, was on August 20, 2020 appointed Personal Representative of the estate of Delfin Lopez, who died on April 18, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th day of February, 2021.

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

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

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

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

ANA T. LOPEZ Personal Representative

CERETA A. LEE REGISTER OF WII PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBOR		Cereta A. Register C Prince Ge P.O. Box 1 Upper Ma
	Estate No. 117743	
137984	(9-10,9-17,9-24)	137988

J. Williams Law, LLC 7981 Eastern Ave., #C-4 Silver Spring, MD 20910 301-585-1970

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE V. POULLARD

Notice is given that Willie M Poullard, whose address is 3105 63rd Place, Cheverly, MD 20785, was on July 28, 2020 appointed Personal Representative of the estate of Louise V. Poullard, who died on April 6, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th day of January, 2021.

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

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

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

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

WILLIE M. POULLARD Personal Representative

lls For
's County
ro, MD 20773-1729
Estate No. 117442
(9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(9-3,9-10,9-17)

137959

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES PATTERSON AKA JAMES PATTERSON SR.

Notice is given that James Patterson, Jr., whose address is 7638 Mandan Road, Greenbelt, MD 20770, was on July 7, 2020 appointed Personal Representative of the estate of James Patterson aka James Patterson Sr. who died on March 9, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of January. 2021.

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

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

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

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

JAMES PATTERSON, JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117197 137983 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL JAMES SHARPE

LEGALS

Notice is given that Linda M Sharpe and William R Sharpe, whose address is 120 Scarlet Lane, Bartonsville, PA 18321, were on July 30, 2020 appointed Co-Personal Representatives of the estate of Daniel James Sharpe, who died on June 15, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of January, 2021.

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

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

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

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

LINDA M SHARPE WILLIAM R SHARPE Co-Personal Representatives

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

Estate No. 117473

137986 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

(9-3.9-10.9-17)

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROCHELLE CURTIS**

Notice is given that Derek A Curtis, Sr, whose address is 10109 Treetop Lane, Lanham, MD 20706, was on August 7, 2020 appointed Personal Representative of the estate of Rochelle Curtis, who died on May 20, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 7th day of February, 2021.

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

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

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

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

DEREK A. CURTIS, SR Personal Representative

137985

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

Estate No. 117190

(9-10,9-17,9-24)

LEGALS

137957

Plaintiff

ORDER OF PUBLICATION

James Schneider C/o The Law Offices of Stefan B. Ades, LLC 305 Washington Ave, Suite 401 Towson, MD 21204

vs.

COMMERCIAL AND RES ECNMC DEV INC, and

Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, executors, administrators, and grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 12 of Prince George's, described as follows: Account No. 1335694; known as UNKNOWN. Street address of Palmer Rd.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division Civil Action No.** CAE 20-11770

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-

tiff in the proceeding. The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have expired

It is thereupon this 17th day of August, 2020 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 the Prince George's Post which is a newspaper having gen-eral circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 11th day of September, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 20th day of Oc-tober, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

ORDER OF PUBLICATION

James Schneider

C/o The Law Offices of Stefan B. Ades, LLC 305 Washington Ave, Suite 401 Towson, MD 21204

VS.

Plaintiff

PALMER ROAD NO 1 LLC, and

Prince George's County, Maryland

and

All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the leasehold or fee simple in the property and premises situate, described as:

District 05 of Prince George's, described as follows: Account No. 3388113; known as OUTLOT A. Street address of Felwood St.

Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division Civil Action No.**

CAE 20-11769

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove de-scribed property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for the State of Maryland and Prince George's County to the Plain-

tiff in the proceeding. The Complaint states, among other things, that the amount neces sary for the redemption for the sub-ject property has not been paid, although more than six (6) months and a day from the sale have ex-pired, and more than two (2) months from the date that the first of the two (2) separate pre-suit No-tices of the tax sale was sent to each required interested party have ex-

It is thereupon this 17th day of August, 2020 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 the Prince George's Post which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 11th day of September, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 20th day of Oc-tober, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final De-cree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

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

LEGALS

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

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

17205 SUMMERWOOD LANE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 29, 2020 AT 11:30 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$74,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105 Towson, MD 21204

LEGALS

ORDER OF PUBLICATION

Andrew Mclaughlin

v.

Petitioner,

Kelvin R. Sierra, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: CAE 20-07732

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 02-0173500 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Street Address: 5604 Hamilton St., Hyattsville, MD 20781

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

It is thereupon this 17th day of August 2020, by the Circuit Court for Prince George's 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 20th day of October 2020, and redeem the property with Parcel Identification Number 02-0173500 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

(8-27,9-3,9-10) 137896

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL EDWARDO **JARRETTE**

Notice is given that Lenae Jarrette Franklin, whose address is 516 Odendhal Avenue, Gaithersburg, MD 20877, was on July 23, 2020 appointed Personal Representative of the estate of Nathaniel Edwardo Jarrette who died on January 16, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: following dates:

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 October 15, 2020 and will be heard on December 15, 2020. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, October 7, 2020 at 7:00 p.m. and October 14, 2020 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 <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director August 27, 2020

137967 (9-3,9-10)

Edwin G. Fee, Jr., Esquire Whiteford, Taylor & Preston L.L.P. Towson Commons, Suite 300 One West Pennsylvania Avenue Towson, MD 21204-5025 410-832-2000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LANSDALE GHISELIN SASSCER, JR.

Notice is given that Rebecca Mackall Sasscer Henderson, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Pre-ston L.L.P., One West Pennsylvania Avenue, Suite 300, Towson, MD 21204-5025, was on June 19, 2020 appointed Personal Representative of the estate of Lansdale Ghiselin Sasscer, Jr. who died on April 13, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th dav of

December, 2020.

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

True Copy—Test: Mahasin El Amin, Clerk

(8-27,9-3,9-10) 137897

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

True Copy—Test: Mahasin El Amin, Clerk 137898 (8-27,9-3,9-10)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL SPECIAL SESSION MONDAY, AUGUST 17, 2020

CHARTER AMENDMENT RESOLUTION CA-21-01-02

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the Mayor shall appoint the City Treasurer, the City Clerk, the Chief of Police and all other department and agency heads ; providing that all such officials and department and agency heads shall serve ure of the Mayor report to the Chief Operating Officer; providing that the Chief Operating Officer shall be app inted by the Mayor, and serv at the pleasure of the Mayor; providing that the Chief Operating Officer shall have the power to hire City employees, who shall serve at the pleasure of the Chief Operating Officer; providing that there shall be a Chief the Mayor who is appointed by the Mayor and serve at the pleasure of the Mayor; providing that the Chief of Staff shall supervise all appointed officials and assist the Mayor in execution of his or her duties under the Charter; and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on October 13, 2020, 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 October 2nd, 2020. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least October 13, 2020.

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

Seat Pleasant Annex Building 1802 Brightseat Rd Landover, Maryland 20785

(8-27,9-3,9-10,9-17)

137925

The Prince George's Post Newspaper Serving Prince George's County 301-627-0900

(410) 825-2900 www.mid-atlanticauctioneers.com

137976

(9-10,9-17,9-24)

LEGALS

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

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

5796 CARLYLE STREET CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Walter Gould, dated June 29, 2007, and recorded in Liber 29297 at folio 049 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

SEPTEMBER 15, 2020

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from the purchaser in the event settle-ment 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 as-sumed 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 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 # <u>19-601909</u>)

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

(8-27,9-3,9-10)

137942

(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 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.

137987

LENAE JARRETTE FRANKLIN Personal Representative	REBECCA MACKALL SASSCER HENDERSON Personal Representative
Cereta A. Lee	Cereta A. Lee
Register Of Wills For	Register Of Wills For
Prince George's County	Prince George's County
P.O. Box 1729	P.O. Box 1729
Upper Marlboro, MD 20773-1729	Upper Marlboro, MD 20773-1729

Estate No. 117372

(9-10,9-17,9-24)

20773-1729 Estate No. 117046 (8-27,9-3,9-10)

NEW CARROLLTON **CHARTER AMENDMENT RESOLUTION 20-04**

137949

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-04 to authorize the City Council to recognize and engage in Collective Bargaining for non-managerial sworn police officers of the City of New Carrollton Police Department (the "Resolution") on August 19, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 "GOVERNMENT OF THE CITY," SUBSEC-TION D "COUNCIL: POWERS AND DUTIES" TO AUTHORIZE THE CITY COUNCIL TO RECOGNIZE AND ENGAGE IN COLLECTIVE BARGAINING FOR NON-MANAGERIAL SWORN POLICE OFFICERS OF THE CITY OF NEW CARROLLTON POLICE DEPARTMENT

The Resolution will become effective on Thursday, October 8, 2020, subject to the provision of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before Monday, September 28, 2020. The Resolution shall be posted and available for inspection through September 28, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-04 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at dbarber@newcarrolltonmd.gov.

The New Carrollton Charter Amendment Resolution 20-04 is also posted on the City of New Carrollton website: newcarrolltonmd.gov/ government/ordinances and resolutions.

The City Council of New Carrollton

(8-27,9-3,9-10,9-17)

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

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

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

> 8511 DANGERFIELD ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Maureen E. Robinson, dated November 8, 2006 and recorded in Liber 26419, Folio 411 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$244,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 22, 2020 AT 11:30 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$17,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees

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

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

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

6912 40TH AVENUE UNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 22, 2020 AT 11:30 AM**.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$35,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

LEGALS

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

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

3015 COURTSIDE ROAD **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Jean E. Thompson, dated February 23, 2007 and recorded in Liber 28246, Folio 545 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 7.800%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on SEPTEMBER 22, 2020 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$56,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

(9-3,9-10,9-17)

<u>137968</u> (9-3,9-10,9-17)

(9-3,9-10,9-17)

137960

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

129 69TH ST. CAPITOL HEIGHTS, MD 20743

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

SEPTEMBER 15, 2020 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 331407-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

137919

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5204 42ND AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated June 29, 2013, recorded in Liber 35218, Folio 75 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

SEPTEMBER 29, 2020 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 \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the 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 the 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 shall have no fu

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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(9-10.9-17.9-24) <u>137973</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7003 CHADDS FORD DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated July 13, 2007, recorded in Liber 29107, Folio 562 among the Land Records of Prince George's County, MD, with an original principal balance of \$339,900.00, 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

SEPTEMBER 29, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They rurchaser 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. 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 ruturn of the deposit without interest. If 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 th

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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(9-10,9-17,9-24)

(8-27,9-3,9-10)

<u>137972</u>

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LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8205 STARDUST PL. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 9, 2006, recorded in Liber 27540, Folio 45 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,000.00, 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

SEPTEMBER 22, 2020 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344740-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

17204 USHER PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 26, 2008, recorded in Liber 29541, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,151.28, 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

SEPTEMBER 22, 2020 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 343092-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(9-3,9-10,9-17) 137974

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

14305 STROUD CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 9, 2007, recorded in Liber 27749, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$684,000.00, 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

SEPTEMBER 29, 2020 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$72,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser 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 shall have no further liability. The defaulted purchaser shall have

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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

(9-10,9-17,9-24)

(9-3,9-10,9-17) 137964

Plaintiff

ORDER OF PUBLICATION enue, Capitol Heights, MD 20743.

ALAA A. CHALABI 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF FRANKLIN PIERCE, BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER FRANKLIN PIERCE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 9301 Good Luck Road, Lanham, MD 20706 Account Number: 20 2247880 Description: Telegraph Rd 1.2200 Acres & Imps. Map 035 Grid D4 Par 076 Assmt: \$111,100 Liber/Folio: 17/387 Assessed To: Pierce Franklin

In the Circuit Court for Prince George's County, Maryland CAE 20-12116

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

Property Address: 9301 Good Luck Road, Lanham, MD 20706 Account Number: 20 2247880 Description: Telegraph Rd 1.2200 Acres & Imps Map 035 Grid D4 Par 076 Assmt: \$111,100 Liber/Folio: 17/387 Assessed To: Pierce Franklin

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 17th day of August, 2020, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of September, 2020, warning all persons interested in the said properties to be and appear

Defendant

ORDER OF PUBLICATION WILBARGER, LLC P.O. Box 2367 Denver, Colorado 80201

MARTHA THOMAS

Seat Pleasant, MD 20743

C/o Maurel Allen

6915 Drylog Street

and

Prince George's County, Maryland Vs. CAE 20-11762

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing prop-erty situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2018 County tax sale. The Complaint states, among other things, that the amount necessary for redemption has not been paid, al-though more than six months from

In the Circuit Court for

It is thereupon this 17th day of Au-gust, 2020, 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, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 20th day of October, 2020, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered 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 (8-27,9-3,9-10) 137900

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER	
c/o Michael J. Grady, Esq.	
50 West Montgomery Ave	
Suite 100	
Rockville, MD 20850	
	Plaintiff
VS.	

GLADYS PHARR 10504 North Keys Rd. Brandywine, MD 20613-8272

NORMAN R. HALL (Personal Representative of Gladys Pharr) 1914 Shamrock Ave. Capitol Heights, MD 20743

SUN TRUST BANK (Serve: CSC Lawyers Service Company) 7 Saint Paul St. Suite 820 Baltimore MD 21202

JOVETTA WOOD AND PATRICIA ROBINSON 41 Rache Dr. Nashville, Tennesse 37214

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo MD 20774

LEGALS

Plaintiff

ORDER OF PUBLICATION WILBARGER, LLC P.O. Box 2367

PATRICIA SWEENEY, TTEE PATRI-CIA SWEENEY (401K) 21772 Watson Road

UNKNOWN OWNER OF PROP-ERTY 14305 St. Thomas Church Road, Map 128, Grid E2, Parcel 0058, Acct No. 04-0264309 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Jared M. McCarthy County Attorney County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

claiming to have an interest in 14305 St. Thomas Church Road

Prince George's County, Maryland

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 14305 St. Thomas Church erty, 14305 St. Thomas Church Road, Upper Marlboro, Account Number 04-0264309 and assessed to Martha Thomas, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings: proceedings

16611 St. Mary's Church Road, Upper Marlboro, District 04, Map 128, Grid E2, Parcel 0058,

things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 17th day of Au-gust, 2020, 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 gen-eral circulation once a week for three successive weeks, before the 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, 14305 St. Thomas Church Road, Upper Marlboro, Account Number 04-0264309, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

Denver, Colorado 80201 Plaintiff Vs.

Leesburg, Virginia 20175-6505

UNKNOWN OWNER OF PROP-

Gardner Road, Green Acre Farmes,

the unknown owner's heirs, de-

visees and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns or successors in

Map 163, Grid F2, Parcel 0031,

Acct No. 05-0323220

right title and interest

THE COUNTY OF

County Attorney

Waldorf

PRINCE GEORGE'S

Serve on: Jared M. McCarthy

County Administration Building

14741 Governor Oden Bowie Drive

Upper Marlboro, Maryland 20772

And all other persons having or

Gardner Road, Green Acre Farms,

In the Circuit Court for

claiming to have an interest in

Account Number 05-0323220

and

and

ERTY

and

Waldorf

DAVID A. SHAMES d/b/a OAKVILLE MORTGAGE 2311 Oak Drive Ijamsville, Maryland 21754 and CRAIG A. PARKER, THOMAS J. KOKOLIS, TRUSTEES Parker, Simon & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, Maryland 208

And all other persons having or

Defendants.

In the Circuit Court for CASE NO.: CAE 20-12121

Acct No.: 0264309

The complaint states, among other

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

7614 Marlboro Pike District Heights, MD 20747

and also known as Account Number 06-0460246

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of Au-gust, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, 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, 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 (8-27,9-3,9-10) 137914

ORDER OF PUBLICATION

JRTS, LLC 41300 LAVENDER BREEZE CIRCLE ALDIE, VA 20105

vs.

THE ESTATE OF LORA A BOWERS 8546 COLTRANE COURT ELLICOTT CITY, MD 21043

and

PRINCE GEORGE'S COUNTY SERVE: JARED M. MC CARTHY COUNTY ADMINISTRATORS BUILDING 14741 GOVERNOR ODEN BOWIE DRIVE

UPPER MARLBORO, MD 20772 and

All unknown owners of the property described below, their heirs, personal representatives and assigns, and any and all persons having or claiming to have any interest in the property.

Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland Case No: CAE 20-07781

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

16611 St. Mary's Church Road

LEGALS

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 20-12122

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 16611 St. Mary's Church Road, Aquasco, Account Number 08-0840470 and assessed to Frank Ruff, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

16611 St. Mary's Church Road,

Aquasco, District 08, Map 180, Grid E3, Parcel 0039, Acct No.: 0840470

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

a Complaint has elapsed. It is thereupon this 17th day of Au-gust, 2020, by the Circuit Court for Prince George's County, ORDERED, that notice be given by

the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, 16611 St. Mary's Church Road, Aquasco, Account Number 08-0840470, and answer the Completed of the property a final de Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 137917 (8-27,9-3,9-10)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board) **REGULAR SESSION**

SEPTEMBER 22, 2020

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 President/ Jin Kim,

Prince George's County, Maryland CASE NO.: CAE 20-12123 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, Gardner Road, Green Acre

Defendants.

Farms, Waldorf, Account Number 05-0323220 and assessed to Patricia Sweeney, TTEE Patricia Sweeney (401K), and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Gardner Road, Green Acre Farms, Waldorf, Account Number 05-0323220

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid

although the required time for filing a Complaint has elapsed.

20th di tober, 2020, and redeem the Prop-erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vest-ing 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 137899 (8-27,9-3,9-10)

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, Maryland 20774

JH International, LLC, f/k/a JH Maryland, LLC (Fofeited) c/o GSE Premier Realty, LLC 5000 Thayer Center, Suite C Oakland, Maryland 21550

Serve: GSE Premier Realty, LLC Last resident agent of record 5000 Thayer Center, Suite C Oakland, Maryland 21550

Serve also: State Department of Assessments and Taxation ("SDAT") Statutory resident agent upon forfeiture 301 West Preston Street, Room 801 Baltimore, MD 21201

Defendant

Plaintiff

and any and all persons that have or claim to have any interest in the property situate, lying and being in the EIGHTEENTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described as follows:

PROPERTY DESCRIPTION

All that property described as Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8) in Block numbered Seventy Three (73), Plat Seventeen (17), in that subdivision delineated of record as "GREATER CAPITOL HEIGHTS" per plat of subdivision recorded in Plat Book BDS 1 at plats 60 - 65, among the Land Records of Prince George's County, Maryland; said property assessed as 16,000 square feet under Tax ID No.: 18-2115822; being in the Eighteenth Election District of the County. Said property being all that same land and premises described in deed conveyance into JH Maryland, LLC, recorded in Liber 31248 at folio 449 among said Land Records; and commonly known as Mentor AvPrince George's County State's Attorney Office 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

Case No.: CAE 20-07703

The object of this proceeding is to secure and foreclose the rights of re-demption on the following prop-erty, sold by the Collector of Taxes for Prince George's County, State of Maryland to the Plaintiff:

"1.4200 Acres. Assmt \$ 71,800 Map 146 Grid B4 Par 074 Lib 32422 Fl 521 And assessed to Pharr Gladys H Rev Liv Trust"

The Property address is North Keys Rd. Brandywine MD 20613.

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

It is thereupon this 17th day of August, 2020, by the Circuit Court for Prince George's County, Mary-

ORDERED, that Notice be given by the insertion of a copy of this Order in the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 11th day of September, 2020, warning all per-sons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property and answer the Bill of Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test:

Mahasin El Amin	ı, Clerk	
137909	(8-27,9-3,9-10)	

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

True Copy—Test: Mahasin El Amin, Clerk 137915 (8-27,9-3,9-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LANKFORD E. POINDEXTER

Notice is given that Rodney Poindexter, whose address is 309 Nalley Road, Landover, MD 20785, was on July 20, 2020 appointed Personal Representative of the estate of Lankford E. Poindexter who died on March 31, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2021.

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

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

(2) Two months after the personal 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.

RODNEY POINDEXTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116837 137982 (9-10,9-17,9-24)

It is thereupon this 17th day of August, 2020, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 11th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 20th day of October, 2020, to redeem the property, N Gardner Road, Green Acre Farms, Waldorf, Account Number 05-0323220, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff, WILBARGER, , a title free and clear of all encumbrances, except for ground rents.

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

True Copy-Test: Mahasin Él Amin, Clerk 137916 (8-27,9-3,9-10)

ORDER OF PUBLICATION

Paradise Point LLC Plaintiff, V.

KR Petroleum LLC 7614 Marlboro Pike District Heights, MD 20747

and

The Columbia Bank Serve: John A. Scaldara, Jr. or Scott C. Nicholdson, Trustees

Columbia, MD 21046

and

7168 Columbia Gateway Drive

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, de-

7614 Marlboro Pike

ber 06-0460246, Defendants

In the Circuit Court for

Case No. CAE 20-12094

The property described as Vansville, 1st Election District, 2,520.0000 Sq. Ft., Beltsville Heights, Lot 18, Blk PP, Assmt \$200 Tax Account Num-ber 01 0005850, Rinard Ave, Beltsville, MD 20705, and assessed to Bowers, Lora E.

It is thereupon this 17th day of August, 2020, 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 circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court by the 20th day of October, 2020, 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, 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 (8-27,9-3,9-10) 137894

ORDER OF PUBLICATION

Plaintiff

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

FRANK RUFF 2924 Karkenny Court Davidsonville, Maryland 21035

and

Vs.

UNKNOWN OWNER OF PROP-ERTY 16611 St. Mary's Church Road, Map 180, Grid E3, Parcel 0039, Acct No. 08-0840470 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest and

THE COUNTY OF PRINCE GEORGE'S Serve on: Jared M. McCarthy County Attorney County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in

y/Treas urer, for Beer, Wine and Liquor for the use of H.P. Kim, Inc., **t/a Hampton** Liquors, 9009 Central Avenue, Suite 400, Capitol Heights, 20743, transfer from H.P. Kim, Inc., t/a Eastover Liquors, 9101 Central Avenue, Capitol Heights, 20743, Jin Kim, Presin Secretary/Treasurer.

TRANSFER

Samuel Portilla, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Madre USA Corp, t/a Dumm's 2 fifty Texas BBQ, 4700-4704 Riverdale Road, Riverdale Park, 20737, transfer from GEMIS, Inc., t/a Dumm's 250 Texas BBQ, George Sotiriou, President, Mike Sotiriou, Secretary/Treasurer.

Meeta Shailesh Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Narendra Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, 20743, transfer from Narendra Modi, LLC, t/a C.D. Liquors, Amarjit Suri, Member-Manager.

Soyeong Chun, President/Trea-surer, Qiping Liao, Vice President/Secretary, for a Class A, Beer, Wine and Liquor for the use of Sea and Sky, Inc., t/a G.I. Liquors, 6712 Suitland Road, Suitland, 20746, transfer from Jennifer J Enterprises, Inc., t/a G.I. Liquors, Jennifer Jung, President/Secretary/Treasurer, Thomas J. Lee/Vice President.

Ghezaee Hagos, President, for a Class D, Beer and Wine for the use of Gabhagos, Inc., t/a Harbor Market, 5515 Livingston Road, Oxon Hill, 20745, transfer from CK Harbor, Inc., t/a Harbor Market, Byong Sik Choi, President/Treasurer, Linda V. Tolliver/Secretary.

NEW – CLASS D, BEER AND WINÉ

Chris Medhurst, CFO, for a Class D, Beer and Wine for the use of District Taco, LLC, t/a District Taco, 6710 45th Street, Riverdale Park, 20737.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 22, 2020. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> 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 August 26, 2020 137966 (9-3,9-10)

Prince George's County, Maryland

visees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property de-

scribed as:

District Heights, MD 20747

and also known as Account Num-

Prince George's County, Maryland

Plaintiff

ORDER OF PUBLICATION

C/o Benjamin M. Decker, Esquire

DEUTSCHE BANK NATIONAL TRUST COMPANY, TRUSTEE FOR

NOVASTAR MORTGAGE, INC.

DEUTSCHE BANK TRUST COM-

Prince George's County, Maryland

Heir, devisees, personal representa-

tives, and executors, administrators,

grantees, assigns or successors in

right, title, or interest and any and

all persons having or claiming to

have any interest in the property

Prince George's County, described

as follows: Tax Account No 108019,

BLADENSBURG 2ND ELECTION

DISTRICT; 6084.0000 SQ.FT. & IMPS. WOODLAWN HEIGHTS

LOT 17 BLK K; ASSMT \$192900 LIB

30590 FL 375: AND ASSESSED TO GOLDMAN SACHS GSAMP 2005-

HE4: KNOWN AS 6605 STOCK-

TON LN HYATTSVILLE MD 20784.

In the Circuit Court for

Prince George's County, Maryland Civil Division

CAE 20-09794

Defendants

and premises situate, described as:

NEWLINE HOLDINGS LLC

2806 Reynolda Rd., #208

GOLDMAN SACHS

-GSAMP 2005-HE4

PANY AMERICAS

AND

Winston-Salem, NC 27106

LEGALS

LEGALS

PLAINTIFF.

ORDER OF PUBLICATION

ANTHONY DECESARIS c/o Hampton Law Group, LLC P.O. Box 3654 Glyndon, MD 21071

vs.

WOODBURN ESTATES, LLC

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as:

000000 Mary Beth Boulevard, Clinton, MD 20735, and described as Plat 6 Parcel C 178,139.0000 Sq.Ft. Woodburn Estates - Blk B Assmt \$17,800 Lib 21528 Fl 117 with account number 09-3828043

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-12935

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 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 these proceeding.

Account No.: 09-3828043 Known as: 000000 Mary Beth Boulevard, Clinton, MD 20735

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 2020, 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 gen-eral circulation in Prince George's County once a week for 3 successive weeks warning all persons inter-ested in the property to appear in this Court by the 20th day of October, 2020 and to redeem the prop-erty and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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

137895	(8-27,9-3,9-10)

ORDER OF PUBLICATION

Paradise Point LLC Plaintiff,

ORDER OF PUBLICATION

JAMES SCHNEIDER c/o Michael J. Grady, Esq. 50 West Montgomery Ave., Suite 100 Rockville, MD 20850 Plaintiff vs.

Danielle Foster-Love 1815 Campbell Dr. Suitland, MD 20746

Bank of America 900 West Track Street Gateway Village 3rd Floor Charlotte, NC 28255

PRLAP Inc. (Trustee securing BofA) c/o Henrietta Harrellson 150 North College Street NC 18-028-17-06 Charlotte, NC 28255

The Office of Finance of Prince George's County, Maryland Steven McGibbon. Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo MD 20774

Prince George's County State's Attorney Office 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

Case No.: CAE 20-07751

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

"Sec B Of Lot 41 6,000.0000 Sq. Ft. Dupont Heights -R Blk 27

Assmt \$ 600 Lib 00000 Fl 000 And assessed to Foster-love

Danielle"

The Property address is 1815 Campbell Dr. Suitland, MD 20746

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

It is thereupon this 17th day of August, 2020, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circula-tion in Prince George's County, once a week for three (3) consecutive weeks on or before the 11th day of weeks on or before the 11th day of September, 2020, warning all per-sons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property and answer the Bill of Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

LEGALS

v.

Maryland sold, by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

33,846.0000 Sq. Ft., Assmt \$62,900 Map 096 Grid C4 Par 268 Lib 12272 Fl 001 and assessed to Prime Tours & Travel, Inc. under Account Number 1265776, being in the Oxon Hill, 12th Election District of Prince George's County and having a street address of 6413 St. Barnabas Rd., Oxon Hill, MD 20745.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale have expired. It is thereupon this 17th day of August, 2020 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, Maryland once a week for three (3) successive weeks, warning all persons interested in this prop erty to appear in this Court by the 20th day of October, 2020 and redeem the property known as 6413 St. Barnabas Rd., Oxon Hill, MD 20745 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 Plaintiff a title in fee simple 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 137901 (8-27,9-3,9-10)

LEGALS

ORDER OF PUBLICATION

ALFRED WALSH C/O KMA LAW OFFICE 540 RITCHIE HIGHWAY, STE 201 SEVERNA PARK, MARYLAND 21146

> PLAINTIFF V.

UNIQUE AND MODERN HOMES LIMITED LIABILITY COMPANY

SERVE ON: NANCY IGLESIAS, RESIDENT AGENT 11420 SPUR WHEEL LANE POTOMAC, MD 20854

AND

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

9020 DARCY ROAD UPPER MARLBORO, MD 20774

AND

PRINCE GEORGE'S COUNTY

ORDER OF PUBLICATION

LEO BRUSO

Plaintiff

YEBILA DANIEL PEFOK. OMOLOLA PEFOK, JAMES E. PLACK, JOHN M. WRIGHT, CON-GRESSIONAL BANK AND PRINCE GEORGE'S COUNTY, MD,

ALL UNKNOWN OWNERS OF REPRESENTA-GRANTEES.

Jericho Park Rd., Bowie, MD 20715

In the Circuit Court for

Prince George's County, Maryland Case No.: CAE 20-11761

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and

4.3200 Acres, Assmt \$111,100 Map

029 Grid E1 Par 017 Lib 00000 Fl 000

and assessed to Pefok Daniel Y &

Omolola under Account Number

1622265, being in the Bowie, 14th

Election District of Prince George's

County and having a street address

of 000000 Jericho Park Rd., Bowie,

The Complaint states, among other things, that the amounts nec-

essary for redemption have not been paid although more than six (6)

months from the date of sale have

expired. It is thereupon this 17th day of Au-gust, 2020 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, Maryland once a

week for three (3) successive weeks,

warning all persons interested in this property to appear in this Court by the 20th day of October, 2020 and

redeem the property known as 000000 Jericho Park Rd., Bowie, MD

20715 or answer the Complaint or thereafter a Final Judgment will be

entered foreclosing all rights of re-

MD 20715.

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

> Prince George's County, described as follows: Tax Account No 108019, BLADENSBURG 2ND ELECTION DISTRICT; 6084.0000 SQ.FT. & IMPS. WOODLAWN HEIGHTS LOT 17 BLK K; ASSMT \$192900 LIB 30590 FL 375; AND ASSESSED TO GOLDMAN SACHS GSAMP 2005-HE4; KNOWN AS 6605 STOCK-TON LN HYATTSVILLE MD 20784.

> The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 17th day of Au-gust, 2020, 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) successive weeks, on or be-fore the 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-

demption in the property, and vest-ing in the plaintiff a title, free and clear of all encumbrances.

ORDER OF PUBLICATION

Paradise Point LLC Plaintiff,

Moshkelgosha Atta 6000 SE Črain Hwy Upper Marlboro, MD 20772-4108

and

Michael Tagg, VP-Commercial Resolution Officer Wesbanco 1525 Pointer Ridge Place Bowie, MD 20716

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

6000 SE Crain Hwy

Upper Marlboro, MD 20772-4108 and also known as Account Number 03-0192153.

Defendants.

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

Case No. CAE 20-12107

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

6000 SE Crain Hwy Upper Marlboro, MD 20772-4108

also known as Account Number 03-0192153

Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 2020, by the Cir-cuit 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 three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of October, 2020, 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, free and clear of all encumbrances.

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

Irue Coi lest Mahasin Él Amin, Clerk 137913 (8-27,9-3,9-10)

and

THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL TIVES, EXECUTORS, ADMINIS-TRATORS, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Bowie, 14th Election District of Prince George's County, MD, 4.3200 Acres, Assmit \$111,100 Map 029 Grid E1 Par 017 Lib 00000 Fl 000 and assessed to Pefok Daniel Y & Omolola under Account Number 1622265, having a street address of 000000

Defendants

Free Gospel Church of the

Apostles Doctrine, Inc. 4703 Marlboro Pike Capitol Heights, MD 20743-5213

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

3631 Largo Rd Upper Marlboro, MD 20772

also known as Account Number 03-0191916.

Defendants.

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

Case No. CAE 20-12106

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

3631 Largo Rd Upper Marlboro, MD 20772

also known as Account Number: 03-0191916

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of August, 2020, by the Cir-cuit 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 three (3) successive weeks, warning all persons interested in the prop-erty to appear in this Court by the 20th day of October, 2020, 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, 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 137912 (8-27,9-3,9-10)

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

True Copy—Test: Mahasin El Amin, Clerk 137910 (8-27,9-3,9-10)

LEGALS

ORDER OF PUBLICATION

LEO BRUSO

v. PRIME TOURS & TRAVEL, INC.,

MICHAEL J. SHELTON, ALLEN D. LORD, STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, MD,

Plaintiff

and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, **REPRESENTA-**PERSONAL TIVES, EXECUTORS, ADMINIS-GRANTEES, TRATORS, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Oxon Hill, 12th Election District of Prince George's County, MD, 33,846.0000 Sq. Ft., Assmt \$62,900 Map 096 Grid C4 Par 268 Lib 12272 Fl 001 and assessed to Prime Tours & Travel, Inc. under Account Number 1265776, having a street address of 6413 St. Barnabas Rd., Oxon Hill, MD 20745.

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-12097

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following de-scribed property situate, lying and being in Prince George's County,

MARYLAND SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY 1301 MCCORMICK DRIVE, STE 4100

LARGO, MD 20774

AND

UNKNOWN OWNERS OF THE PROPERTY:

9020 DARCY ROAD UPPER MARLBORO, MD 20774

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, Maryland CASE NO.: CAE 20-07694

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

All that property in Prince George's County described as: 47,551.0000 Sq.Ft. & Imps. Little Washington Lot 1 Blk A Assmt \$146,166 Lib 40446 FL 357, tax ac-count 15 1777754 and accorded to count 15-177754 and assessed to Unique And Modern Homes LLC.

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 Au-gust, 2020, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 11th day of September, 2020, warning all persons interested in the property to appear in this Court by the 20th day of October, 2020, 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 vest-ing 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 137907 (8-27,9-3,9-10) demption in and as to the property and vesting in Plaintiff a title in fee simple 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 <u>137902</u> (8-27,9-3,9-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA FAYE HARRIS

Notice is given that Andrea McK-night, whose address is 522 West 148th Street, Apt 1C, New York City, NY 10031, was on July 20, 2020 ap-pointed Personal Representative of the estate of Sandra Faye Harris, who died on April 10, 2020 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 ob-tained from the Register of Wills.

ANDREA MCKNIGHT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116998 137952 (8-27,9-3,9-10)

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

True Copy—Test: Mahasin El Amin, Clerk <u>137903</u> (8-27,9-3,9-10)

Kisha L. Woolen, Esquire Tobin O'Connor & Ewing 5335 Wisconsin Avenue NW #700 Washington, DC 20015 202-362-5900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEONARD G. SMITH

Notice is given that Eric L. Jones, whose address is 1048 Ridgeway Av-enue, Morgantown, WV 26505, was n July 7, 2020 appointed Personal Representative of the estate of Leonard G. Smith who died on April 17, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of January, 2021.

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

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

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

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

ERIC L. 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. 117053 137951 (8-27,9-3,9-10)



NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KATE ARLENE KISSOON

Notice is given that Kerry Neal, whose address is 7903 Brad Court, Lanham, MD 20706, was on July 30, 2020 appointed Personal Representative of the estate of Kate Arlene Kissoon who died on September 27, 2018 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of January, 2021.

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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.

KERRY NEAL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 111661 137950 (8-27,9-3,9-10)

redemption in the following prop-erty described below in the State of Plaintiff in this proceeding:

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

