

# *The Prince George's Post Newspaper*

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**LEGALS**

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

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

**4336 APPLGATE LANE UNIT #3  
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Michelle D. Spence, dated June 18, 2012 and recorded in Liber 34676, Folio 316 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$213,850.00, and an original interest rate of 4.250%, 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 **JANUARY 5, 2021 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

138504 (12-17,12-24,12-31)

**LEGALS**

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

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

**12035 BIRCHVIEW DRIVE  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Shirley C. Bowman, dated December 18, 2007 and recorded in Liber 29366, Folio 123 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$333,498.09, and an original interest rate of 5.250%, 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 **JANUARY 5, 2021 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

138503 (12-17,12-24,12-31)

**LEGALS**

**Redevelopment Authority Announces \$1 Million in Funding for its Commercial Property Improvement Program 2021**

The Redevelopment Authority announces the availability of funding to improve targeted shopping centers and retail space in Prince George's County. Targeted properties are those identified in the 2017 Prince George's County Competitive Retail Market Strategic Action Plan as shopping centers/retail areas that should be improved due to stronger market potential and promising site conditions.

The Redevelopment Authority of Prince George's County Commercial Property Improvement Program (CPIP) was established to assist owners of shopping centers and main street retail space with exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability.

The goal is to select applicants with the strongest market potential for investment. Commercial space occupied exclusively by places of worship or non-retail uses will not be funded. Shopping center owners who were the recipients of the 2019 or 2020 CPIP funding are not eligible to apply for this year's funding.

The CPIP will provide a matching grant or loan to targeted approved shopping centers and retail space for eligible improvements. If approved CPIP projects must begin within 90 days and completed within 180 days. CPIP funding will be disbursed on a reimbursable basis. Additional detail on program guidelines, eligible improvements and eligible shopping centers is available on the Redevelopment Authority web site at:

<https://www.princegeorgescountymd.gov/3536/Commercial-Property-Improvement-Program>

Interested parties will be required to submit an electronic version of the grant application via e-mail along with the hard copies sent via United States Postal Service. The hard copy submissions must be post marked by **Wednesday February 17, 2021 at 3:00pm.** E-mail submissions must be received by **Wednesday February 17, 2021 at 3:00pm.** E-mail submissions received after 3:00pm on **February 17, 2021** will not be accepted. E-mail submissions must contain the application and all the required documents per the application directions. Incomplete submissions will not be accepted. Questions may be sent to Victor E. Sherrod at [vsherrod@co.pg.md.us](mailto:vsherrod@co.pg.md.us). RDA will post responses to all submitted questions on **Wednesday January 27, 2021.** Please mail hard copy submissions to:

**Redevelopment Authority of Prince George's County**  
9200 Basil Court Suite 504  
Largo, MD 20772  
Attention: Victor E Sherrod, Project Manager

138505 (12-17,12-24)

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**NOTICE**

IN THE MATTER OF:  
**Natalia Amaryssa Siguenza**

FOR THE CHANGE OF  
NAME TO:  
**Natalia Amaryssa Escobar**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-20284**

A petition has been filed to change the name of (Minor Child(ren)) Natalia Amaryssa Siguenza to Natalia Amaryssa Escobar.

The latest day by which an objection to the petition may be filed is January 12, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
138542 (12-24)

**NOTICE**

IN THE MATTER OF:  
**Clairette Makuka Mumbusi**

FOR THE CHANGE OF  
NAME TO:  
**Clairette Angeline Nootens**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-19146**

A petition has been filed to change the name of Clairette Makuka Mumbusi to Clairette Angeline Nootens.

The latest day by which an objection to the petition may be filed is January 12, 2021.

Mahasin El Amin  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
138541 (12-24)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY GREEN**

Notice is given that Antoinette Green, whose address is 3001 Merrydale Drive, Upper Marlboro, MD 20772, was on August 27, 2020 appointed Personal Representative of the estate of Shirley Green, who died on August 1, 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 27th 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.

ANTOINETTE GREEN  
Personal Representative

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

Estate No. 117851  
138516 (12-17,12-24,12-31)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

PATRICIA NKWA  
7286 Mahogany Drive  
Unit 6  
Hyattsville, MD 20785

Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-31922

Notice is hereby given this 7th day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7286 Mahogany Drive, Unit 6, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of January, 2021.

The report states the purchase price at the foreclosure sale to be \$158,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
138499 (12-17,12-24,12-31)

Peggy A. Miller  
Law Offices of Peggy A. Miller  
5130 7th St. N.E.  
Washington, DC 20011-2625  
202-747-7772

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RONALD WILSON**

Notice is given that Freddie L. Marshall, whose address is 12908 Fox Bow Drive, Apt #304, Upper Marlboro, MD 20774, was on October 9, 2020 appointed Personal Representative of the estate of Ronald Wilson who died on August 30, 2020 with a will.

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

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

FREDDY L. MARSHALL  
Personal Representative

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

Estate No. 118364  
138548 (12-24,12-31,1-7)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**DORIS MAE ALEXANDER**  
Estate No.: 114183

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alfred J. Szczerbicki for judicial probate of the undated and unsigned will, and for the appointment of a personal representative.

A video hearing will be held **January 21, 2021, at 11:00 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

138511 (12-17,12-24)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HELEN R WEBSTER**

Notice is given that Tawona M Hamilton, whose address is 4311 23rd Parkway, #1002, Temple Hills, MD 20748, was on November 25, 2020 appointed personal representative of the small estate of Helen R Webster, who died on July 12, 2020 without a will.

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

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

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.

TAWONA M. HAMILTON  
Personal Representative

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

Estate No. 118628  
138549 (12-24)

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
**RUTH D. PRICE**  
Estate No.: 117108

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Gwendolyn A. Drummond for judicial probate of the will dated March 31, 1984, the copy of the codicil dated January 16, 2007, and for the appointment of a personal representative.

A video hearing will be held **January 21, 2021, at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

138510 (12-17,12-24)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN THOMAS JACKSON**

Notice is given that Shelly Jackson, whose address is 6 Rollingwood Place, Newport News, VA 23606, was on November 24, 2020 appointed Personal Representative of the estate of John Thomas Jackson, who died on June 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 24th day of May, 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.

SHELLY 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. 118454  
138515 (12-17,12-24,12-31)

**NOTICE**

CINDY R. DIAMOND  
DIAMOND IOTINA HARTMAN LLC  
1 Village Square, Suite 158  
Baltimore, Maryland 21210

Substitute Trustee/Plaintiff,

vs.

HYACINTH O. JONES  
and  
WILFRED JONES

Defendant(s)

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-07783

NOTICE is hereby given this 1st day of December, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1619 Post Oak Drive, Bowie, MD 20721, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said City or County before the 4th day of January, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$240,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
138465 (12-10,12-17,12-24)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DORIS BROWN MILLER**

Notice is given that Beecher H Brown Sr, whose address is 6741 Pistachio Place, Bryans Road, MD 20616, was on November 23, 2020 appointed Personal Representative of the estate of Doris Brown Miller, 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 23rd day of May, 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.

BEECHER H BROWN SR  
Personal Representative

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

Estate No. 118857  
138482 (12-10,12-17,12-24)

**NOTICE**

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

Plaintiffs

vs.

Lydia K. Mbwiria and  
Leonard K. Mbwiria

Defendants

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

CIVIL NO. CAEF 20-11291

ORDERED, this 9th day of December, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8802 Groton Court, Lanham, Maryland 20706 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of January, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of January, 2021, next.

The report states the amount of sale to be \$280,000.00.

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

138508 (12-17,12-24,12-31)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WALTER N ASAH**

Notice is given that Asah Nforsi Suh, whose address is 15316 Jennings Lane, Bowie, MD 20721, was on November 11, 2020 appointed Personal Representative of the estate of Walter N Asah, who died on May 5, 2020 without a will.

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

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 11th day of May, 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.

ASAH NFORSI SUH  
Personal Representative

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

Estate No. 118646  
138483 (12-10,12-17,12-24)

**NOTICE**

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

Plaintiffs

vs.

Jay Teston, Michelene Teston  
and Michael Teston

Defendants

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

CIVIL NO. CAEF 13-32277

ORDERED, this 9th day of December, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11600 Prospect Hill Road, Glenn Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 11th day of January, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 11th day of January, 2021, next.

The report states the amount of sale to be \$437,000.00.

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

138509 (12-17,12-24,12-31)

**The Prince George's Post  
Early Holiday Publication Deadlines:**

December 31, 2020 edition:

All submissions must be received by NOON,  
Wednesday, December 23, 2020

**Questions?**

**Call 301-627-0900 or email [bboice@pgpost.com](mailto:bboice@pgpost.com)**

## LEGALS

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 16, 2005, a certain Deed of Trust was executed by Maceo Mayo, Jr. as Grantor(s) in favor of Financial Freedom Senior Funding Corporation a Subsidiary of Indymac Bank FSB as Beneficiary, and Advent Settlement Services as Trustee(s), and was recorded on March 16, 2006, in Book 24601, Page 304 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated December 30, 2011, and recorded on February 3, 2012, in Book 33326, Page 244, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on November 20, 2019, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of November 30, 2020 is \$401,264.30; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 5, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 10711 Astoria Drive,  
Upper Marlboro, MD 20774

Tax ID: 13-1483437

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$401,856.29.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$40,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$40,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: November 30, 2020

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

BY: CHRISTIANNA J. KERSEY  
Christianna J. Kersey CPF#1012150116  
Cohn, Goldberg & Deutsch, LLC  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
410-296-2550  
ckersey@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

138492 (12-17,12-24,12-31)

## LEGALS

### OFFICIAL NOTICE

On December 8, 2020 the Board of Commissioners for The Town of Upper Marlboro approved ORDINANCE 2020-07 Urban Forest: AN ORDINANCE to Establish URBAN FOREST REGULATIONS FOR THE TOWN OF UPPER MARLBORO and establish a Shade Tree Board to be responsible for the tree program which regulates the planting and maintenance of trees in public places, and to advise, provide continuity, act as an advocate and coordinate contributions and interests in urban greenery. The ordinance will become effective December 28, 2020. Copies of the Ordinance are available at Town Hall, 14211 School Lane, Upper Marlboro, MD 20772 and online at [www.UpperMarlboroMD.gov](http://www.UpperMarlboroMD.gov).

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

138544 (12-24)

## LEGALS

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 29, 2012, a certain Deed of Trust was executed by Joseph W.A. Windsor as Grantor(s) in favor of Net Equity Financial, Inc. as Beneficiary, and Jonathan S. Back, Esq. as Trustee(s), and was recorded on June 6, 2012, in Book 33673, Page 293 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 24, 2018, and recorded on November 15, 2018, in Book 41522, Page 241, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 24, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of December 31, 2020 is \$279,203.85; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 12, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 3905 Bishopmill Place,  
Upper Marlboro, MD 20772

Tax ID: 03-0231399

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$279,203.85.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: December 8, 2020

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

BY: CHRISTIANNA J. KERSEY  
Christianna J. Kersey CPF#1012150116  
Cohn, Goldberg & Deutsch, LLC  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
410-296-2550  
CKERSEY@CGD-LAW.COM

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

138521 (12-24,12-31,1-7)

### NOTICE

IN THE MATTER OF:  
**Denis Abimbola Akintade**

FOR THE CHANGE OF  
NAME TO:  
**Bimbola Fola Akintade**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-19046**

A petition has been filed to change the name of Denis Abimbola Akintade to Bimbola Fola Akintade.

The latest day by which an objection to the petition may be filed is January 12, 2021.

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

138540 (12-24)

### NOTICE

IN THE MATTER OF:  
**Haywood Bonise Bollard**

FOR THE CHANGE OF  
NAME TO:  
**Vanness Charles Pollard**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-16596**

A petition has been filed to change the name of Haywood Bonise Bollard to Vanness Charles Pollard.

The latest day by which an objection to the petition may be filed is January 12, 2021.

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

138543 (12-24)

## LEGALS

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

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

**3603 CARA DR.  
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 3, 2006, recorded in Liber 26003, Folio 427 among the Land Records of Prince George's County, MD, with an original principal balance of \$401,600.00, 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

**JANUARY 5, 2021 AT 11:17 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 \$44,000 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 338055-1)

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

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

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

138502 (12-17,12-24,12-31)

## LEGALS

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

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

**9105 25TH AVE.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2005, recorded in Liber 23853, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, 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

**JANUARY 5, 2021 AT 11:15 AM**

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 329576-1)

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

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

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

138500 (12-17,12-24,12-31)

**LEGALS**

**NOTICE**

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

v.  
Michele R. Pierce  
1524 Potomac Heights Drive  
Unit 200  
Fort Washington, MD 20744  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-16638**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of January, 2021.  
The Report of Sale states the amount of the foreclosure sale price to be \$175,500.00. The property sold herein is known as 1524 Potomac Heights Drive, Unit 200, Fort Washington, MD 20744.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138470 (12-10,12-17,12-24)

**NOTICE**

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

v.  
Melvin F. Fox Living trust.  
4015 Norcross Street  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39163**

Notice is hereby given this 15th day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of January, 2021.  
The Report of Sale states the amount of the foreclosure sale price to be \$179,000.00. The property sold herein is known as 4015 Norcross Street, Temple Hills, MD 20748.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138539 (12-24,12-31,1-7)

**THE PRINCE GEORGE'S POST**

Call  
**301-627-0900**

Fax  
**301-627-6260**

**SUBSCRIBE TODAY!**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees/  
Plaintiffs,  
vs.  
ANGELA RING  
12709 Brunswick Lane  
Bowie, MD 20715  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-34144**

Notice is hereby given this 15th day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12709 Brunswick Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of January, 2021.  
The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138538 (12-24,12-31,1-7)

**NOTICE**

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

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-09892**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of January, 2021.  
The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 15616 Everglade Lane 303, Bowie, MD 20716.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138472 (12-10,12-17,12-24)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY WILLIAMS**

Notice is given that Joanne Williams, whose address is 5 Pheasant Crossing Lane, Brewster, NY 10509, was on November 12, 2020 appointed Personal Representative of the estate of Anthony Williams, who died on November 4, 2020 without a will.  
Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.  
All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 12th day of May, 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.

JOANNE WILLIAMS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118696  
138512 (12-17,12-24,12-31)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees/Plaintiffs,  
vs.  
KEITH B. MEADOR (DECEASED)  
17119 Fairway View Lane  
Upper Marlboro, MD 20772  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03180**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17119 Fairway View Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.  
The report states the purchase price at the Foreclosure sale to be \$246,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138469 (12-10,12-17,12-24)

**NOTICE**

MILL CITY MORTGAGE LOAN TRUST 2019-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE  
c/o BWW Law Group, LLC  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Plaintiff,  
vs.  
CHERYL A. SPEIGHT  
EZEKIEL L. SPEIGHT (DECEASED)  
7401 Jaffrey Road  
Fort Washington, MD 20744  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39171**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7401 Jaffrey Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.  
The report states the purchase price at the Foreclosure sale to be \$266,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138466 (12-10,12-17,12-24)

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

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

NOTICE IS GIVEN that the Probate court of Jefferson county, Texas appointed Elnora E. Winn, whose address is 19210 Long Ship Ct, Spring, TX 77379, as the Executor of the Estate of Josephine Pryor who died on April 21, 2020 domiciled in Texas, United States of America.  
The Maryland resident agent for service of process is Constance McKinnon, whose address is 6911 Laurel Bowie Rd, Bowie Maryland 20715.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:  
PRINCE GEORGE'S COUNTY  
All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:  
(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or  
(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

ELNORA E. WINN  
Foreign Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773  
Estate No. 118768  
138474 (12-10,12-17,12-24)

**LEGALS**

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852  
Substitute Trustees/Plaintiffs,  
vs.  
JEFFREY T. PERRIN (DECEASED)  
4405 Reamy Drive  
Suitland, MD 20746  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21072**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4405 Reamy Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.  
The report states the purchase price at the Foreclosure sale to be \$252,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138468 (12-10,12-17,12-24)

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

**TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERT M DICKSON**

Notice is given that Ronald P Jackson, whose address is P.O. Box 15108, Baltimore, MD 21282, was on November 23, 2020 appointed Personal Representative of the estate of Albert M Dickson, who died on August 20, 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 23rd day of May, 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.

RONALD P 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. 118321  
138513 (12-17,12-24,12-31)

**NOTICE**

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

v.  
Jade Richardson, Personal Representative for the Estate of Denise A Richardson  
7405 Waldran Avenue  
Temple Hills, MD 20748  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39213**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of January, 2021.  
The Report of Sale states the amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 7405 Waldran Avenue, Temple Hills, MD 20748.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138471 (12-10,12-17,12-24)

**LEGALS**

**The Prince George's Post wishes you and yours a Safe, Healthy, and Happy Holiday Season!**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATIE H. BARBER**

Notice is given that Kanisha D. Ray, whose address is 162 36th Street NE, Apt 1, Washington, DC 20019, was on October 22, 2020 appointed Personal Representative of the estate of Katie H. Barber, who died on May 1, 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 22nd day of April, 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.

**KANISHA RAY**  
Personal Representative

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

Estate No. 118294  
138518 (12-17,12-24,12-31)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNIE L. ALLEN**

Notice is given that Willie L. Allen, whose address is 9634 Gwynndale Drive, Clinton, MD 20735, was on November 13, 2020 appointed Personal Representative of the estate of Annie L. Allen, who died on February 3, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 13th day of May, 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 L. ALLEN**  
Personal Representative

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

Estate No. 118625  
138519 (12-17,12-24,12-31)

**A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT  
RESOLUTION 2020-01 – ELECTION DAY, CERTIFICATION OF  
ELECTION, AND COUNCIL ORGANIZATIONAL MEETING**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2020-01 - Election Day, Certification of Election, and Organizational Meeting on December 7, 2020. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

**A resolution amending Article II of the City of Hyattsville's Charter to alter the day when the newly elected Mayor and Council take office and alter the day of the Mayor and Council's organizational meeting; amending Article IV of the City's Charter to alter election day, change the time by which certification of the election must take place and include related clarifying language.**

The Charter Amendment Resolution will become effective January 26, 2021, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 16, 2021. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2020-01 Election Day, Certification of Election, and Organizational Meeting in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville  
138490 (12-10,12-17,12-24,12-31)

Stephanie L Royal  
9841 Washingtonian Blvd, Suite 200  
Gaithersburg, MD 20878  
301-275-9973

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KAREN B. JOHNSON**  
AKA: KAREN LYNETTE BRYANT  
JOHNSON, KAREN BRYANT  
JOHNSON

Notice is given that Janel K Patton, whose address is 303 Crown Empire Court, Simpsonville, SC 29681, was on October 1, 2020 appointed Personal Representative of the estate of Karen B Johnson, who died on April 12, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of April, 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.

**JANEL K PATTON**  
Personal Representative

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

Estate No. 117857  
138520 (12-17,12-24,12-31)

**TOWN OF UNIVERSITY PARK  
CHARTER RESOLUTION  
20-CR-02**

On December 7, 2020, the Common Council adopted, and on December 8, 2020 the Mayor signed, Charter Resolution 20-CR-02, which amends the Charter of the Town of University Park, by repealing and re-enacting Article V, "Registration, Nominations and Elections", Section 502, "Supervisor of Elections", Section 503, "Registration", Section 504, "Elections" and Section 506, "Candidates for Office" to change the requirements for public notice of elections, set the date for closure of voter registration at twenty-nine days prior to the election, make provision for when the twenty-nine day deadline for voter registration or filing of candidate petitions falls on a Saturday, Sunday or holiday, make provision for appeal of the decisions of the supervisors of elections and the Mayor and Common Council and the timing therefore, delete outdated references, and make conforming and clerical changes. At least 21 days advance notice of the public hearing concerning the adoption of 20-CR-01 was provided.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 for forty days, until January 18, 2021. The amendment will take effect fifty days after enactment on January 26, 2021, unless petitioned to referendum in a manner prescribed by law.

**MAYOR AND COMMON  
COUNCIL  
TOWN OF UNIVERSITY PARK**

By:  
Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq.  
Town Attorney

Estate No. 118478  
138514 (12-17,12-24,12-31)

Estate No. 118233  
138517 (12-17,12-24,12-31)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Tonya B. Prince

AND

Ronald H. Prince

12201 Castlewall Court  
Bowie, MD 20720

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 16-10180**

Notice is hereby given this 7th day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of January, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$290,000.00. The property sold herein is known as 12201 Castlewall Court, Bowie, MD 20720.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138497 (12-17,12-24,12-31)

Elton F. Norman, Esquire  
The Norman Law Firm, PLLC  
8720 Georgia Avenue, Suite 1000  
Silver Spring, MD 20910  
301-588-4888

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HENRY MONROE, JR.**

Notice is given that Shirley Johnson, whose address is 8902 Rollingwood Drive, Fort Washington, MD 20744, was on October 29, 2020 appointed Personal Representative of the estate of Henry Monroe, Jr., who died on August 1, 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 29th day of April, 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.

**SHIRLEY JOHNSON**  
Personal Representative

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

Estate No. 118478  
138514 (12-17,12-24,12-31)

**NOTICE**

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

Substitute Trustees,  
Plaintiffs

v.

Barbara Daye

AND

Geraldine Kennedo

9705 Green Apple Turn  
Upper Marlboro, MD 20772

Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-33517**

Notice is hereby given this 7th day of December, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 7th day of January, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$325,000.00. The property sold herein is known as 9705 Green Apple Turn, Upper Marlboro, MD 20772.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138498 (12-17,12-24,12-31)

Stephanie L Royal  
9841 Washingtonian Blvd, Suite 200  
Gaithersburg, MD 20878  
301-275-9973

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLESETTA BRADLEY**  
AKA: CHARLESETTA ETIA  
BRADLEY

Notice is given that Stephen Robbins, whose address is 109 Village Lake Drive, Pooler, GA 31322, was on November 6, 2020 appointed Personal Representative of the estate of Charlessa Bradley, who died on August 21, 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 6th day of May, 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.

**STEPHEN ROBBINS**  
Personal Representative

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

Estate No. 118233  
138517 (12-17,12-24,12-31)

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, DECEMBER 7, 2020**

**CHARTER AMENDMENT RESOLUTION CA-21-01-06**

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 purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on January 26, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 15th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least January 15th, 2021.

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

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

138506 (12-17,12-24,12-31,1-7)

**LEGALS**

**ORDER OF PUBLICATION**

Ricky Stewart  
Petitioner,  
v.  
John Lucente, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 20-18290**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number **13-1532399** 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: 317 Nairn Ct.,  
Upper Marlboro, MD 20744**

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

It is thereupon this 14th day of December 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 16th day of February 2021, and redeem the property with Parcel Identification Number 13-1532399 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  
138533 (12-24,12-31,1-7)

**ORDER OF PUBLICATION**

Andrew McLaughlin  
Petitioner,  
v.  
Christopher Stewart, et. al.  
Defendants.

**IN THE CIRCUIT COURT FOR  
PRINCE GEORGES COUNTY  
Case No.: CAE 20-18301**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number **09-0934109** 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: 3900 Oaklawn  
Rd., Fort Washington, MD 20744**

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

It is thereupon this 14th day of December 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 16th day of February 2021, and redeem the property with Parcel Identification Number 09-0934109 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  
138534 (12-24,12-31,1-7)

**NOTICE**

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

Substitute Trustees/Plaintiffs,  
vs.

PHYLLIS A. MONTGOMERY  
7010 71st Court  
Capitol Heights, MD 20743  
Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-09888**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7010 71st Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

138467 (12-10,12-17,12-24)

**ORDER OF PUBLICATION**

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

v.  
SUITLAND FAMILY LIFE &  
DEVELOPMENT CORPORATION  
and

WASHINGTON AREA  
COMMUNITY INVESTMENT  
FUND, INC.

and

HENRY J. BROTHERS II, TRUSTEE

and

DONNA GRIGSBY, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,  
MARYLAND

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

Property Address: 2221 Shadyside Ave  
Account Number: 06 0586651

Description: N Hlf Of Lt 7( ENT Imps Razed 7/1/03 )pta 674-09 20,900.0000 Sq.Ft. Bradbury Sub Blk N

Assmt: \$26,600  
Liber/Folio: 14124/251  
Assessed To: Suitland Family Life & Dev Corp.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 20-18287**

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

Property Address: 2221 Shadyside Ave  
Account Number: 06 0586651

Description: N Hlf Of Lt 7( ENT Imps Razed 7/1/03 )pta 674-09 20,900.0000 Sq.Ft. Bradbury Sub Blk N

Assmt: \$26,600  
Liber/Folio: 14124/251  
Assessed To: Suitland Family Life & Dev Corp.

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.

**LEGALS**

**LEGALS**

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOHN JOSIE CANADAY  
8205 Stardust Place  
Fort Washington, MD 20744  
Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-03214**

Notice is hereby given this 15th day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8205 Stardust Place, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

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

138536 (12-24,12-31,1-7)

Mary Baker Edwards, Esquire  
West, Edwards & Associates, LLC  
409 Washington Avenue, Suite 1010  
Towson, MD 21204  
410-842-0572

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HELENA P. TROGER**

Notice is given that Cathy T. Carter, c/o West, Edwards & Associates, LLC, whose address is 409 Washington Avenue, Suite 1010, Towson, MD 21204, was on December 2, 2020 appointed Personal Representative of the small estate of Helena P. Troger who died on April 11, 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 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.

CATHY T. CARTER  
Personal Representative

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

Estate No. 117702  
138552 (12-24)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOWELL PARKS  
L. TANYA Y. PARKS  
3908 Stone Gate Drive  
Unit E  
Suitland, MD 20746  
Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-11743**

Notice is hereby given this 15th day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3908 Stone Gate Drive, Unit E, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$46,000.00.

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

138537 (12-24,12-31,1-7)

Christine M. Sorge, Esq.  
Selzer Gurvitch Rabin  
Wertheimer & Polott, P.C.  
4416 East West Highway  
Fourth Floor  
Bethesda, MD 20814  
301-634-3129

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DONNA LYNN ALLEN**

Notice is given that Debra L. Allen, whose address is 147 Carden Place, Apt. F, Mebane, NC 27302, and Edith A. Corbett, whose address is 770 Appleyard Drive, Unit 15G, Tallahassee, FL 32304, was on December 9, 2020 appointed co-Personal Representatives of the estate of Donna Lynn Allen who died on April 8, 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 co-personal representatives or the attorney.

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

DEBRA L. ALLEN  
EDITH A. CORBETT  
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. 117604  
138555 (12-24,12-31,1-7)

**CITY OF NEW CARROLLTON  
NOTICE OF PUBLIC HEARING**

**ORDINANCE 21-05: AN ORDINANCE OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CODE OF THE CITY OF NEW CARROLLTON, CHAPTER 75: LICENSES TO REPEAL §75-10 SPECIAL EVENTS AND TO ADD CHAPTER 90: SPECIAL EVENTS**

The City Council of New Carrollton will conduct a public hearing on proposed Ordinance 21-05 on **Wednesday, January 6, 2021, at 7:00 p.m.** This Public Hearing of the City Council will be a virtual meeting. Anyone interested in listening to the meeting will be able to by calling the following number: **301-715-8592 with code 977 1341 1885**. You do not need a participant code. If you want to join the meeting via computer, click on the link to join the Zoom Meeting: <https://zoom.us/j/97713411885> Meeting ID: 977 1341 1885. If you have comments for the Council please email them to City Clerk Doug Barber at [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov) by 3:00 p.m. the day of the meeting.

Ordinance 21-05 is:

**AN ORDINANCE OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING CITY CODE, CHAPTER 75 "LICENSES" TO REPEAL IN ITS ENTIRETY § 75-10 "SPECIAL EVENTS," AND AMENDING THE CODE OF THE CITY OF NEW CARROLLTON TO ADD CHAPTER 90 "SPECIAL EVENTS"**

Copies of Ordinance 21-05 are available for inspection upon request to City Clerk Doug Barber, at (301) 459-6100 or by email [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov).

The public is encouraged to attend the public hearing and provide comments.

The City Council of New Carrollton

138557

(12-24)

**NOTICE OF COMMUNITY FORUM ON THE  
PRINCE GEORGE'S COUNTY  
HOUSING AND COMMUNITY DEVELOPMENT  
FISCAL YEAR 2022 ANNUAL ACTION PLAN**

The Prince George's County Department of Housing and Community Development is developing the County Fiscal Year (FY) 2022 (Federal Fiscal Year 2021) Annual Action Plan for Housing and Community Development and hereby solicits public comments from residents of the County.

The Annual Action Plan (AAP) for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County FY 2022 to address priority needs and specific objectives identified in the FY 2021-2025 Consolidated Plan. The AAP also serves as an application for Federal funds for the following entitlement programs: The Community Development Block Grant (CDBG) Program, Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) Program.

The purpose of the forum is to give citizens an opportunity to address housing and community development needs, the development process for proposed activities, and program performances.

**Community Forum**

**Date and Time:** Thursday, January 14, 2021 (6:00 p.m. – 8:00 p.m.)

**Location:** Virtual Platform - Microsoft Teams (must send RSVP to CD-BGCPD@co.pg.md.us to receive the link)

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

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774. For more information please contact Shirley E. Grant, CPD Administrator at (301) 883-5540 or via email at [segrant@co.pg.md.us](mailto:segrant@co.pg.md.us).

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:

Estella Alexander, Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: December 24, 2020

138545

(12-24)

**AVISO DE FORO COMUNITARIO SOBRE EL  
PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2022  
DE VIVIENDA Y DESARROLLO COMUNITARIO  
EN EL CONDADO DE PRINCE GEORGE**

El Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George está desarrollando el Plan de Acción Anual para el Año Fiscal 2022 (Año Fiscal Federal 2021) del Condado de Prince George para el Desarrollo de la Vivienda y la Comunidad y por la presente solicita comentarios públicos de los residentes del Condado.

El Plan de acción anual (AAP) para la vivienda y el desarrollo comunitario es una estrategia integral que describe acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2022 del Condado para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado del año fiscal 2021-2025. La AAP también sirve como una solicitud de fondos federales para los siguientes programas de derechos: el programa de subvenciones en bloque para el desarrollo comunitario (CDBG), las subvenciones para soluciones de emergencia (ESG) y el programa de asociaciones de inversión HOME (HOME).

El propósito del foro es brindar a los ciudadanos la oportunidad de abordar las necesidades de desarrollo comunitario y de vivienda, el proceso de desarrollo de las actividades propuestas y las actuaciones del programa.

**Foro Comunitario**

**Fecha y hora:** jueves 14 de enero de 2021 (6:00 p.m. - 8:00 p.m.)

**Ubicación:** Plataforma virtual - Microsoft Teams (debe enviar RSVP a CD-BGCPD@co.pg.md.us para recibir el enlace)

El lenguaje de señas para las personas con problemas de audición y los servicios de interpretación pueden estar disponibles. Para solicitar estos servicios, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario al (301) 883-5540 o TTY (301) 669-2544 o por correo electrónico a [CDBGCPD@co.pg.md.us](mailto:CDBGCPD@co.pg.md.us).

También se pueden enviar comentarios por escrito al Departamento de Vivienda y Desarrollo Comunitario en 9200 Basil Court, Suite 500, Largo, Maryland 20774. Para obtener más información, comuníquese con Shirley E. Grant, Administradora de CPD al (301) 883-5540 o por correo electrónico a [segrant@co.pg.md.us](mailto:segrant@co.pg.md.us).

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

Por autoridad de:

Estella Alexander, Directora  
Condado de Prince George  
Departamento de Vivienda y Desarrollo Comunitario  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Fecha: 24 de diciembre de 2020

138546

(12-24)

**LEGALS**

**CITY OF NEW CARROLLTON  
NOTICE OF PUBLIC HEARING**

**ORDINANCE 21-06: AN ORDINANCE OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING CITY CODE, CHAPTER 110 "VEHICLES AND TRAFFIC," § 110-25 "PARKING OF COMMERCIAL VEHICLES PROHIBITED ON CITY STREETS" AND REPEALING § 110-26 "EXCEPTION TO PROHIBITION OF PARKING COMMERCIAL VEHICLES ON CITY STREETS"**

The City Council of New Carrollton will conduct a public hearing on proposed Ordinance 21-06 on **Wednesday, January 6, 2021, at 7:00 p.m.** This Public Hearing of the City Council will be a virtual meeting. Anyone interested in listening to the meeting will be able to by calling the following number: **301-715-8592 with code 977 1341 1885**. You do not need a participant code. If you want to join the meeting via computer, click on the link to join the Zoom Meeting: <https://zoom.us/j/97713411885> Meeting ID: 977 1341 1885. If you have comments for the Council please email them to City Clerk Doug Barber at [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov) by 3:00 p.m. the day of the meeting.

Ordinance 21-06 is:

**AN ORDINANCE OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING CITY CODE, CHAPTER 110 "VEHICLES AND TRAFFIC," TO AMEND § 110-25 "PARKING OF COMMERCIAL VEHICLES PROHIBITED ON CITY STREETS" TO REMOVE REFERENCES TO CITY OWNED PROPERTY AND TO REPEAL IN ITS ENTIRETY § 110-26 "EXCEPTION TO PROHIBITION OF PARKING COMMERCIAL VEHICLES ON CITY STREETS"**

Copies of Ordinance 21-06 are available for inspection upon request to City Clerk Doug Barber, at (301) 459-6100 or by email [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov).

The public is encouraged to attend the public hearing and provide comments.

The City Council of New Carrollton

138556

(12-24)



**Early Holiday  
Publication Deadlines:**

**The Prince  
George's Post**

December 31, 2020 edition:

All submissions must be  
received by  
NOON, Wednesday,  
December 23, 2020

**Questions?**

**Call 301-627-0900**

**or email**

**bvoice@pgpost.com**



**LEGALS**

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

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

1211 ADELINE WAY  
CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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

**JANUARY 12, 2021 AT 11:11 AM**

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

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

Terms of Sale: A deposit of \$13,000 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 322330-2)

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

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

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

138530 (12-24,12-31-1-7)

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

**JANUARY 12, 2021  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601185)

**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

138522 (12-24,12-31-1-7)

**LEGALS**

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

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

3429 25TH AVE.  
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007, recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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

**JANUARY 12, 2021 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 \$20,000 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 308169-1)

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

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

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

138531 (12-24,12-31-1-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LARRY GRAY JOYNER**

Notice is given that Roslyn L Joyner, whose address is 12513 Woodstock Drive East, Upper Marlboro, MD 20772, was on October 13, 2020 appointed Personal Representative of the estate of Larry Gray Joyner who died on August 22, 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 13th day of April, 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.

**ROSLYN L. JOYNER**  
Personal Representative

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

Estate No. 118072  
138554 (12-24,12-31-1-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**JEANNE VANYO RYAN**  
AKA: JEANNE V RYAN

Notice is given that Vanessa L Ryan, whose address is 2712 Suman-town Road, Middletown, MD 21679, was on December 11, 2020 appointed Personal Representative of the estate of Jeanne Vanyo Ryan who died on September 7, 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 11th day of June, 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.

**VANESSA L. RYAN**  
Personal Representative

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

Estate No. 118226  
138553 (12-24,12-31-1-7)

**LEGALS**

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

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

7005 ADELPHI RD.  
HYATTSVILLE A/R/T/A UNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust dated September 20, 2006, recorded in Liber 26995, Folio 230 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, 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

**JANUARY 12, 2021 AT 11:13 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 adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 338284-1)

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

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

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

138532 (12-24,12-31-1-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ANDREW L MAKLE**

Notice is given that Latricia Makle, whose address is 13511 Lord Baltimore Pl, Upper Marlboro, MD 20772, was on December 14, 2020 appointed Personal Representative of the estate of Andrew L Makle who died on November 27, 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 14th day of June, 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.

**LATRICIA MAKLE**  
Personal Representative

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

Estate No. 119014  
138550 (12-24,12-31-1-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LOUIS E WOODSON**

Notice is given that Rene Ann Woodson, whose address is 11020 E. Gretna Road, Gretna, VA 24557, was on November 10, 2020 appointed Personal Representative of the estate of Louis E Woodson who died on October 1, 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 10th day of May, 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.

**RENE ANN WOODSON**  
Personal Representative

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

Estate No. 118499  
138551 (12-24,12-31-1-7)



**LEGALS**

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

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

**4912 KIRBYWOOD ST.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2005, recorded in Liber 21479, Folio 642 among the Land Records of Prince George's County, MD, with an original principal balance of \$55,199.07, 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

**DECEMBER 29, 2020 AT 11:05 AM**

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 348133-1)

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

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

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

138459 (12-10,12-17,12-24)

**LEGALS**

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

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

**10248 PRINCE PL., UNIT # 23-101  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25702, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$171,500.00, 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

**DECEMBER 29, 2020 AT 11:08 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 23-101 in Building numbered 23 on Master Plat One (1) of Section One (1) of a plan of Condominium entitled "the Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 346434-1)

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

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

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

138461 (12-10,12-17,12-24)

**LEGALS**

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

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

**Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$570.00 in each and every year.**

**15402 LITTLETON PLACE  
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Luriam Sonia Hernandez, dated May 23, 2014, and recorded in Liber 36096 at folio 430 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

**DECEMBER 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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604039)

**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

138458 (12-10,12-17,12-24)

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