

LEGALS

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

Damian J. O'Connor
1501 Farm Credit Drive Suite 2000
McLean, VA 22102
703-748-3400

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN COHEN

Notice is given that Emily Ruth Cohen, whose address is 2001 Hamilton Street Unit 1507, Philadelphia, PA 19130, and Leora Ellen Comis, whose address is 11005 Waycroft Way, Rockville, MD 20852, was on February 22, 2021 appointed Co-Personal Representatives of the estate of Melvin Cohen who died on June 28, 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 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 co-personal representatives 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 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

- (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) 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.

EMILY RUTH COHEN
LEORA ELLEN COMIS
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. 118927
138942 (3-4,3-11,3-18)

EMILY RUTH COHEN
LEORA ELLEN COMIS
Co-Personal Representatives
Estate No. 118813
138941 (3-4,3-11,3-18)

LEGALS

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

Jean Galloway Ball
HALE BALL PLC
10511 Judicial Drive
Fairfax, VA 22030
703-591-4900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE LU PINCHES

Notice is given that Carl Leslie Pinches, whose address is 3227 Autumn Hill Court, Herndon, VA 20171, was on January 28, 2021 appointed Personal Representative of the estate of Marie Lu Pinches, who died on November 6, 2020 without a will.

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

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

All persons having claims against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Thirty days after the 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

A claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CARL LESLIE PINCHES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118927
138942 (3-4,3-11,3-18)

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA D. HENDERSON

Notice is given that Duane Henderson, whose address is 4111 King Tree Drive, Mitchellville, MD 20721, and Debra Holmes, whose address is 12809 Wheatland Way, Brandywine, MD 20613, was on July 1, 2020 appointed co-personal representatives of the small estate of Barbara D. Henderson, who died on April 19, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills 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 co-personal representatives 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 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 claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

- (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) 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 served or filed within that time, or any extension provided by law, is unenforceable thereafter.

DUANE HENDERSON
DEBRA HOLMES
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. 116972
138944 (3-4)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
BILLY GENE BYERS**
Estate No.: 115846

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 14, 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
138946 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
YVONNE TYLER**
Estate No.: 116667

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 15, 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
138947 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
DOROTHY L. MONTGOMERY**
Estate No.: 116976

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138954 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JAMES M. GROSS**
Estate No.: 117843

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Perry Becker for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138957 (3-4,3-11)

**City of Seat Pleasant
Notice of Annexation Resolution and Annexation Plan**

The City Council of Seat Pleasant has introduced a Resolution to Annex certain land described as: Central Avenue between the Capital Beltway US 95 and the District of Columbia line consisting of approximately 41.2302 acres consisting primarily of Central Avenue and more accurately described in the Description and Exhibits of the Resolution.

Said Resolution and Plan were introduced before the City Council on February 8, 2021 and are available for review at the City Administrative Building.

The public hearing on the Resolution shall be held March 8, 2021 via Zoom Video Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N. Lanham, CMC.

138803 (2-11,2-18,2-25,3-4)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
GAYLE V. TURNER**
Estate No.: 116688

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 15, 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
138948 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CAROLYN FAY DENNIS**
Estate No.: 116683

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 15, 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
138949 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MADGE VIOLA MOORE**
Estate No.: 116940

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138955 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NELSON R. DYER**
Estate No.: 117259

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Perry Becker for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138958 (3-4,3-11)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
LOUISE MURRAY**
Estate No.: 116795

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 20, 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
138950 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
LEWIS EDWARD GOGGINS**
Estate No.: 116885

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 20, 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
138952 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
EDITH CHINEZE GARNER
aka EDITH CHINEZE EJOH-GARNER**
Estate No.: 116584

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 20, 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
138951 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MARGARET L. MORGAN**
Estate No.: 116973

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138953 (3-4,3-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
GLORIA D. O'NEAL**
Estate No.: 116689

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 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
138956 (3-4,3-11)

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees/
Plaintiffs,
vs.
ELLEN CELESTE SIRLEAF (DECEASED)
MELTON SIRLEAF (DECEASED)
5609 Duchaine Drive
Lanham, MD 20706
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-36538

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5609 Duchaine Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$293,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138915 (3-4,3-11,3-18)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees/
Plaintiffs,
vs.
GINIAL J. MINOR AKA GINIAL MINOR (DECEASED)
9216 Stuart Lane
Clinton, MD 20735
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-50074

Notice is hereby given this 23rd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned

LEGALS

NOTICE

Edward S. Cohn
 Stephen N. Goldberg
 Richard E. Solomon
 Richard J. Rogers
 Michael McKeefery
 Christianna Kersey
 Kevin Hildebeidel
 600 Baltimore Avenue, Suite 208
 Towson, MD 21204
 Substitute Trustees,
 Plaintiffs
 v.
 Hortense A. Spencer
 AND
 Hortense A. Spencer, Personal Rep-
 resentative for the Estate of Walter
 Spencer Jr.
 6608 Louise Street
 Lanham, MD 20706
 Defendants

**In the Circuit Court for Prince
 George's County, Maryland
 Case No. CAEF 16-01306**

Notice is hereby given this 17th day of February, 2021, 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 17th day of March, 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 17th day of March, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$352,013.05. The property sold herein is known as 6608 Louise Street, Lanham, MD 20706.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 138900 (2-25,3-4,3-11)

**NOTICE OF ADOPTION OF
 CHARTER AMENDMENT**

NOTICE IS HEREBY GIVEN to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, and the Charter of the Town of Cheverly, the Mayor and Council of Cheverly, Maryland, at a public meeting assembled on February 11, 2021, duly adopted Charter Amendment Resolution No. R-06-20. The following section of the Town Charter was amended: RESOLUTION AMENDING ARTICLE V OF THE TOWN CHARTER TO INCREASE THE NUMBER OF THE BOARD OF SUPERVISORS OF ELECTION FROM THREE (3) TO FIVE (5), PERMIT EARLY VOTING, SAME DAY VOTER REGISTRATION AND VOTING AND MAIL-IN VOTING. The Amendment shall become effective and be considered part of the Charter of the Town of Cheverly on April 2, 2021, unless on or before March 23, 2021, there shall be presented to the Mayor and Council of Cheverly, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Cheverly. Said petition shall be signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town of Cheverly. Further information may be obtained by contacting the Town Administrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday.

138873 (2-18,2-25,3-4,3-11)

NOTICE

JEREMY K. FISHMAN, et al.
 1401 Rockville Pike, Suite 650
 Rockville, Maryland 20852
 Substitute Trustees
 v.
 AUDREY S. PEAY
 6301 Hil Mar Drive, Unit 1
 District Heights, MD 20747-4021
 Defendant(s)

**In the Circuit Court for Prince
 George's County, Maryland
 Civil Action No. CAEF 20-18298**

Notice is hereby given this 17th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6301 Hil Mar Drive, Unit 1, District Heights, MD 20747-4021, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 17th day of March, 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 17th day of March, 2021, next.

The Report of Sale states the amount of the sale to be Seventy Eight Thousand Dollars (\$78,000.00).

MAHASIN EL AMIN
 Clerk of the Circuit Court for
 Prince George's County, Md.
 True Copy—Test:
 Mahasin El Amin, Clerk
 138910 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
 Plaintiff,
 v.
 WILLIAM (AKA WILLIAN)
 PINEDA GUEVARA
 YESENIA D MEMBRENO ROGEL
 CHELSEA WOOD TWO
 CONDOMINIUM, INC
 Prince Georges County
 Occupant
 Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8681 GREENBELT RD, CONDO UNIT: 8681 T-1, GREENBELT, MD 20770-0000, Parcel No. 21-2430098

ANY UNKNOWN OWNER OF THE PROPERTY 8681 GREENBELT RD, CONDO UNIT: 8681 T-1, GREENBELT, MD 20770-0000 Parcel No. 21-2430098, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
 Defendants.

**In the Circuit Court for
 Prince George's County
 Case No.: CAE 21-00049**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2430098 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Courts Condominium Bldg 8681
 Uni T T-1 2,274,000 Sq.Ft. & Imps.
 Chelsea Woods Cour Assmt \$59,667
 Lib 41248 Fl 502 Unit 8681 T

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2430098 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
 138853 (2-18,2-25,3-4)

Zachary W. Worshtil
 5415 Water Street
 Upper Marlboro, MD 20772
 301-627-1000

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES A. PETTUS

Notice is given that Janeen Carter, whose address is 5152 B Jerstad Court, JB Andrews, MD 20762, was on July 13, 2020 appointed Personal Representative of the estate of James A. Pettus who died on January 13, 2018 with a will.

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

All persons having any objection to the appointment (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 January, 2021.

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

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

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

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

JANEEN 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. 109009
 138854 (2-18,2-25,3-4)

LEGALS

On February 8, 2021, the Council of the City of Glenarden adopted Charter Resolution CR-04-2021, as introduced A Charter Resolution to Amend Article IX, "Personnel," Section 902, "Clerk of the Council" for the Purpose of Clarifying the Role of any Deputy Clerk to the Council. The Council has determined that Section 902, Clerk to the Council, of the Charter of the City of Glenarden be and it is hereby amended to read as follows:

There shall be a Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. The Clerk shall attend every meeting of the Council and keep a full and accurate account of the proceedings of the Council. The Clerk shall keep such other records and perform such other duties as may be required by this Charter or the Council. There may also be a Deputy Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. [The Deputy Clerk to the Council shall perform the duties of the Clerk in the absence of the Clerk to the Council.]

138852 (2-18,2-25,3-4,3-11)

TOWN OF NORTH BRENTWOOD

CHARTER AMENDMENT RESOLUTION NO. 01-2021

**Introduced by: Councilmember __Wiley__
 Seconded by: Councilmember __Baynes__
 Date of Introduction & Adoption: February 1, 2021**

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE TOWN OF NORTH BRENTWOOD AMENDING SECTION 810 (LAPSE OF APPROPRIATIONS), OF THE CHARTER OF THE TOWN OF NORTH BRENTWOOD, MARYLAND THEREBY AUTHORIZING THE CREATION OF A RESERVE OR RESERVE FUNDS TO BE MADE AVAILABLE FOR UNANTICIPATED OR EXTRAORDINARY EXPENSES THAT MAY BE INCURRED, OR FOR ANY OTHER SPECIFIC INTENDED PURPOSE AS AUTHORIZED BY STATE STATUTE OR ORDINANCE; AND AUTHORIZING THE COUNCIL TO APPROPRIATE FUNDS FROM ANY RESERVE ESTABLISHED FOR UNANTICIPATED, EMERGENCY OR EXTRAORDINARY EXPENSES PROVIDED IN THE BUDGET OR OTHER ORDINANCE TO MEET EXTRAORDINARY OR UNANTICIPATED EXPENDITURES; AND PROVIDING THAT RESERVE FUNDS SHALL NOT LAPSE AT THE END OF THE BUDGET YEAR BUT SHALL REMAIN AVAILABLE UNTIL APPROPRIATED AND EXPENDED; AND GENERALLY RELATING TO MUNICIPAL BUDGETING AND FINANCE

Carl Jones, City Clerk
 Town North Brentwood
 301.699.9699 Office
 301.699.1824 Fax

138971 (3-4,3-11,3-18,3-25)

LEGALS

City of Hyattsville, MD

**Notice of 2021 City Election
 Deadline for Filing for Candidacy**

The 2021 City of Hyattsville Election will be held on Tuesday, May 11, 2021 between the hours of 7:00 a.m. and 8:00 p.m. All registered voters in the City will be mailed a ballot in early April. Ballots may be returned via mail or official drop box.

Qualified residents of the City who desire to be a candidate for the Office of Mayor or Council Member may file an application between Monday, February 1, 2021 and Friday, March 12, 2021.

Applications for candidacy may be filed in the Office of the City Clerk, 4310 Gallatin Street (3rd Floor) by appointment. To make an appointment, call 301-985-5001 or email cityclerk@hyattsville.org

The offices up for election on Tuesday, May 2, 2021 are the Office of Mayor and the Office of five (5) City Council seats, one seat for each of the five wards in the City. Each office serves a four (4) year term. The Mayor's seat will fill a vacancy through May 2023.

138876 (2-25,3-4)

LEGALS

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

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

**1737 VILLAGE GREEN DRIVE
 LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Peter Bamigbade, dated May 10, 2007, and recorded in Liber 29558 at folio 150 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

**MARCH 16, 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601429)

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

138875 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
 Plaintiff,
 v.
 WILLIAM J MILLER
 WILLIAM J MILLER
 WILLIAM J MILLER
 WILLIAM J MILLER
 WILLIAM J MILLER
 ESTATE OF WILLIAM JEFFREY
 MILLER
 ESTATE OF WILLIAM JOSEPH
 MILLER SR
 Prince Georges County
 Occupant
 Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7603 MUNCY RD, LANDOVER, MD 20785-0000, Parcel No. 13-1545623

ANY UNKNOWN OWNER OF THE PROPERTY 7603 MUNCY RD, LANDOVER, MD 20785-0000 Parcel No. 13-1545623, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
 Defendants.

**In the Circuit Court for
 Prince George's County
 Case No.: CAE 21-00070**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1545623 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,649.0000 Sq.Ft. & Imps. Palmer
 Park Lot 3 Blk B Assmt \$143,967 Lib
 14480 Fl 404

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 13-1545623 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
 138894 (2-25,3-4,3-11)

OFFICIAL NOTICE

The City of Seat Pleasant is applying for a loan with the US Dept. of Agriculture Rural Development Agency to pay for increased cost for the Renovation and Addition to the City Hall and Public Works Buildings located at 6301 Addison Road, Seat Pleasant, MD 20743 and 108 69th Street, Capitol Heights, MD 20743.

For more information regarding this matter, please send your request for information to nehemiahgmt1@gmail.com.

138829 (2-11,2-18,2-25,3-4,3-11,3-18)

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

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

**2505 AFTON STREET
 TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Kimi E. Sullivan, dated June 22, 2007, and recorded in Liber 28192 at folio 492 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 14735 Main Street, Upper Marlboro, Maryland, on

**MARCH 23, 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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603173)

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

138935 (3-4,3-11,3-18)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**9809 DOUBLETREE LN.
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 25, 2006, recorded in Liber 26870, Folio 497 among the Land Records of Prince George's County, MD, with an original principal balance of \$488,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 9, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 302563-1)

PLEASE CONSULT 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

138859 (2-18,2-25,3-4)

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

**12 BATTERSEA LN.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 9, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$66,000 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. 88306-1)

PLEASE CONSULT 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

138856 (2-18,2-25,3-4)

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

**15718 PILLER LN.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005, recorded in Liber 23201, Folio 155 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 9, 2021 AT 11:07 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. 36710-3)

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

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

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138857 (2-18,2-25,3-4)

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LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ANA S MONTANO
ANA S MONTANO
KEVIN G & JENIFFER G
HERNANDEZ
KEVIN G & JENIFFER G
HERNANDEZ
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1877323

ANY UNKNOWN OWNER OF THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1877323, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1877323 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo Assmt \$62,667 Lib 31668 Fl 473 Unit 16 Bldg E

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 17-1877323 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
138877 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHRISTIAN FIRE ASSEMBLY INC
CHRISTIAN FIRE ASSEMBLY INC
CHRISTIAN FIRE ASSEMBLY INC
Sandy Spring Bank
STEVEN E. ANDERSON &
BARBARA A. NIXON
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14009 OLD CHAPEL RD, BOWIE, MD 20715-0000, Parcel No. 14-1675669

ANY UNKNOWN OWNER OF THE PROPERTY 14009 OLD CHAPEL RD, BOWIE, MD 20715-0000 Parcel No. 14-1675669, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00067

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1675669 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

18,630.0000 Sq.Ft. & Imps. Lancaster Estates Lot 1 Blk A Assmt \$257,400 Lib 42240 Fl 434

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 14-1675669 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
138891 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

SHANIDA BLADES
SHANIDA BLADES
Equifirst Corporation
Equifirst Corporation
Equifirst Corporation
HOME TITLE GROUP, LLC
HOME TITLE GROUP, LLC
Seville Condominium Assoc. Inc.
Seville Condominium Assoc. Inc.
MERS INC.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3450 TOLEDO TER, CONDO UNIT: 110, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1844703

ANY UNKNOWN OWNER OF THE PROPERTY 3450 TOLEDO TER, CONDO UNIT: 110, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1844703, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1844703 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 110 994.0000 Sq. Ft. & Imps. Seville A Condo Assmt \$57,333 Lib 00000 Fl 0000 Unit 110

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 17-1844703 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
138879 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

WINSTON HARRISON
WINSTON HARRISON
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5001 38TH AVE, HYATTSVILLE, MD 20782-0000, Parcel No. 16-1802818

ANY UNKNOWN OWNER OF THE PROPERTY 5001 38TH AVE, HYATTSVILLE, MD 20782-0000 Parcel No. 16-1802818, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00057

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1802818 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,145.0000 Sq.Ft. & Imps. Schuey Tract Of Hy Lot 8 Assmt \$217,600 Lib 37133 Fl 266

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 16-1802818 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
138882 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MISION EVANGELICA
PLANTIOS DE JEHOVA
Sandy Spring Bank
Steven E Anderson & Terry Rawlings
PRINCE GEORGES PLAZA
PROFESSIONAL PARK, INC.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3311 TOLEDO TER, CONDO UNIT: A 203, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1835503

ANY UNKNOWN OWNER OF THE PROPERTY 3311 TOLEDO TER, CONDO UNIT: A 203, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1835503, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00054

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1835503 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg A Unit A- 203 3.0000 Sq.Ft. & Imps. Prince Georges Pl Assmt \$335,700 Lib 39752 Fl 154 Unit A 203

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 17-1835503 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
138880 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

BERNEA L BELL
BELMONT CREST HOA, INC.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10103 QUINLIN CT, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-3711496

ANY UNKNOWN OWNER OF THE PROPERTY 10103 QUINLIN CT, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-3711496, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00062

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-3711496 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

11,110.0000 Sq.Ft. & Imps. Belmont Crest-plat Lot 16 Blk A Assmt \$512,200 Lib 34023 Fl 036

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 15-3711496 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
138886 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ALBERTA S BROWN & OCIE M PONTON
REAMCO, INC.
REAMCO, INC.
REAMCO, INC.
PATIO ENCLOSURES, INC.
PATIO ENCLOSURES, INC.
PATIO ENCLOSURES, INC.
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1107 RUATAN ST, SILVER SPRING, MD 20903-0000, Parcel No. 17-1849561

ANY UNKNOWN OWNER OF THE PROPERTY 1107 RUATAN ST, SILVER SPRING, MD 20903-0000 Parcel No. 17-1849561, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00055

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1849561 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,505.0000 Sq.Ft. & Imps. New Hampshire Lot 52 Blk O Assmt \$219,167 Lib 05452 Fl 602

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 17-1849561 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
138881 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

BETTY J & J C JOHNSON JR
ESTATE OF J C JOHNSON JR
ESTATE OF BETTY J JOHNSON
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8216 15TH PL, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1847813

ANY UNKNOWN OWNER OF THE PROPERTY 8216 15TH PL, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1847813, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1847813 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,200.0000 Sq.Ft. & Imps. Langley Park Lot 9 Blk K Assmt \$269,733 Lib 04933 Fl 173

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 17-1847813 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
138878 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MARY F STOWERS & ERIC W MCCLINTON
FedChoice FCU
IR Federal Credit Union
WILLIAM L. KEILHOLTZ
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3518 MADISON ST, HYATTSVILLE, MD 20782-0000, Parcel No. 16-1801471

ANY UNKNOWN OWNER OF THE PROPERTY 3518 MADISON ST, HYATTSVILLE, MD 20782-0000 Parcel No. 16-1801471, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00059

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1801471 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,394.0000 Sq.Ft. & Imps. Wood Manor Lot 15 Blk 8 Assmt \$200,067 Lib 19223 Fl 595

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 16-1801471 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
138883 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

JOYCE OWENS WHITE
JOHN T BRENNAN
JOHN T BRENNAN
BEACON REALTY
BEACON REALTY
BEACON REALTY
Angela K Brennan
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12000 NORTH MARLTON AVE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1760883

ANY UNKNOWN OWNER OF THE PROPERTY 12000 NORTH MARLTON AVE, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-1760883, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00060

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1760883 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,370.0000 Sq.Ft. & Imps. Marlton Lot 14 Blk H Assmt \$262,300 Lib 33055 Fl 418

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 15-1760883 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
138884 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

RALPH CORLEY JR & JOYCE CROWDER
JDM TITLE, LLC
JDM TITLE, LLC
Lawrence Tucker
Highland Condo. at Landover Station
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2614 KENT VILLAGE DR, CONDO UNIT: 2614A, LANDOVER, MD 20785-0000, Parcel No. 13-3853942

ANY UNKNOWN OWNER OF THE PROPERTY 2614 KENT VILLAGE DR, CONDO UNIT: 2614A, LANDOVER, MD 20785-0000 Parcel No. 13-3853942, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County
Case No.: CAE 21-00075

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-3853942 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,642.0000 Sq.Ft. & Imps. Highland Condo At Assmt \$61,667 Lib 42264 Fl 060 Unit 2614A

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
MALACHIA & KATHERYN BRANTLEY
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9006 ROLLINGWOOD DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 09-0937375

ANY UNKNOWN OWNER OF THE PROPERTY 9006 ROLLINGWOOD DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 09-0937375, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00026

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0937375 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,774.0000 Sq.Ft. & Imps. Maplewood Lot 47 Blk E Assmt \$278,900 Lib 07087 F1 178

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0937375 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
138832 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
NIKOPAT & ASSOCIATES INC
NIKOPAT & ASSOCIATES INC
Hanover Office Park Condominium
Hanover Office Park Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7225D HANOVER PKWY, CONDO UNIT: 722, GREENBELT, MD 20770-0000, Parcel No. 21-2408235

ANY UNKNOWN OWNER OF THE PROPERTY 7225D HANOVER PKWY, CONDO UNIT: 722, GREENBELT, MD 20770-0000 Parcel No. 21-2408235, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2408235 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 7 Unit 72 2.3.0000 Sq.Ft. & Imps. Hanover Office Par Assmt \$117,900 Lib 38207 F1 079 Unit 722

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2408235 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
138849 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
ANDREW L ROBINSON JR
ANDREW L ROBINSON JR
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0547844

ANY UNKNOWN OWNER OF THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0547844, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00027

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0547844 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,000.0000 Sq.Ft. & Imps. Stan Haven Lot 15 Blk E Assmt \$278,567 Lib 19866 F1 65

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 06-0547844 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
138833 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
FRANK R & JESSIE E WALTON
Wilmington Savings Fund Society
FSB
Wilmington Savings Fund Society
FSB
Jeana P McMurray Et. Al.
ESTATE OF FRANK WALTON
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000, Parcel No. 09-0942284

ANY UNKNOWN OWNER OF THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000 Parcel No. 09-0942284, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00029

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0942284 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,263.0000 Sq.Ft. & Imps. Westchester Lot 34 Blk P Assmt \$262,000 Lib 04838 F1 331

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0942284 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
138834 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
KAREN D & DARNELL E STEWART SR
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000, Parcel No. 09-0951236

ANY UNKNOWN OWNER OF THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000 Parcel No. 09-0951236, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0951236 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Addn 10,000.0000 Sq.Ft. & Imps. Cheltenham Forest- Lot 4 Blk A Assmt \$268,100 Lib 29641 F1 192

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0951236 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
138835 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
JUDY L DE LOACH
GREENBRIAR CONDO ASSOC INC
GREENBRIAR CONDO ASSOC INC
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000, Parcel No. 21-2336535

ANY UNKNOWN OWNER OF THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000 Parcel No. 21-2336535, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00038

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2336535 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat 1 Phase II Unit 453 2,368.0000 Sq.Ft. & Imps. Greenbriar Condo P Assmt \$99,667 Lib 05088 F1 839 Unit 453

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2336535 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
138843 (2-18-2-25,3-4)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
YUHENG & YUXIN MEN
College Park Towers Condo
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2329019

ANY UNKNOWN OWNER OF THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2329019, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2329019 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 515 Phase 2 974.0000 Sq.Ft. & Imps. College Park Tower Assmt \$166,000 Lib 35005 F1 482 Unit 515

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2329019 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
138836 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
HERRAN AREGAHEGN
Presidential Park Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1826 METZEROTT RD, CONDO UNIT: 105, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1941772

ANY UNKNOWN OWNER OF THE PROPERTY 1826 METZEROTT RD, CONDO UNIT: 105, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1941772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1941772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 17 UNIT 1 05 2,182.0000 Sq.Ft. & Imps. Presidential Park Assmt \$72,000 Lib 41564 F1 001 Unit 105

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1941772 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
138846 (2-18-2-25,3-4)

LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
BO PENG
GREENBELT STATION MASTER ASSOCIATION, INC.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5440 STREAM BANK LN, GREENBELT, MD 20770-0000, Parcel No. 21-3821618

ANY UNKNOWN OWNER OF THE PROPERTY 5440 STREAM BANK LN, GREENBELT, MD 20770-0000 Parcel No. 21-3821618, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00032

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3821618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,240.0000 Sq.Ft. & Imps. Greenbelt Station Lot 56 Blk D Assmt \$408,067 Lib 39001 F1 513

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-3821618 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
138837 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
LOUIS R & ELEANOR R TIPPETT
ESTATE OF LOUIS RAYMOND TIPPETT
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000, Parcel No. 21-2409662

ANY UNKNOWN OWNER OF THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000 Parcel No. 21-2409662, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2409662 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,500.0000 Sq.Ft. & Imps. Good Luck Estates Lot 23 Blk 1 Assmt \$285,967 Lib 03261 F1 540

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2409662 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
138851 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
THE O WENDELL FLOWERS REV TRUST
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783-0000, Parcel No. 21-2367175

ANY UNKNOWN OWNER OF THE PROPERTY 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783-0000 Parcel No. 21-2367175, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2367175 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,549.0000 Sq.Ft. & Imps. Hillandale Forest Lot 8 Blk J Assmt \$342,500 Lib 32610 F1 496

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2367175 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
138847 (2-18-2-25,3-4)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,
v.
KAMAL S GHAFARIAN REVOC TRUST
KAMAL S GHAFARIAN REVOC TRUST
GREENBRIAR CONDO ASSOC INC
GREENBRIAR CONDO ASSOC INC
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7706 HANOVER PKWY, CONDO UNIT: 52, GREENBELT, MD 20770-0000, Parcel No. 21-2332534

ANY UNKNOWN OWNER OF THE PROPERTY 7706 HANOVER PKWY, CONDO UNIT: 52, GREENBELT, MD 20770-0000 Parcel No. 21-2332534, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2332534 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condo Phase I Unit 52 2,341.0000 Sq.Ft. & Imps. Greenbriar Condo P Assmt \$90,000 Lib 39709 F1 001 Unit 52

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2332534 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
138840 (2-18-2-25,3-4)

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

**8207 WATERSIDE CT.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated January 13, 2006, recorded in Liber 24396, Folio 272 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,192,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 2021 AT 11:14 AM

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

The property, believed to be waterfront, 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 \$143,000 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. 196357-1)

PLEASE CONSULT 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

138904 (2-25,3-4,3-11)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2009	Toyota	Camry	4T1BE46K29U362729
2003	Subaru	Outback	4S3BH675637635757
2007	Ford	Taurus	1FAFP53U57A213652
2012	Hyundai	Sonata	KMHEC4A43CA034059
2008	Chrysler	Pacifica	2A8GM48L78R627085

138959 (3-4)

LEGALS

NOTICE OF PUBLIC HEARING ON Charter Amendment Resolution 2021-18

The Mayor Pro Tem and Council of the Town of Capitol Heights, Maryland hereby give notice of their intention to hold a Public Hearing regarding

A Charter Amendment Resolution to Amend the Charter of the Town of Capitol Heights to Temporarily Abolish the Office of the Mayor and Reassign the Duties of the Office Until the Next Election.

Due to the COVID-19 Pandemic the Public Hearing will be held via Zoom Conference Call on March 15, 2021 at 7PM

<https://zoom.us/j/96012003975?pwd=ZTZwL3JvZWZicWJlL1p1VXdwWU6Zz09>

Meeting ID: 960 1200 3975 - Passcode: 487704
By Phone (301) 715-8592 - Passcode: 487704

Town Residents Are Encouraged to Attend

By Authority of Mayor Pro Tem Renita A. Cason and Town Council Members

138960 (3-4,3-11)

The Prince George's Post
Call: 301-627-0900 | Fax: 301-627-6260

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

**3936 ELAN CT., UNIT #15-60
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated October 1, 2013, recorded in Liber 35380, Folio 11 among the Land Records of Prince George's County, MD, with an original principal balance of \$214,623.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 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 described as Unit No. 15-60 Phase 15, Building 15, in the Condominium Regime known as Summerfield in Covington 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 \$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. 338580-1)

PLEASE CONSULT 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

138905 (2-25,3-4,3-11)

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

**8114 CARROLLTON PKWY.
NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated November 6, 2009, recorded in Liber 31204, Folio 560 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$12,000 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. 350490-1)

PLEASE CONSULT 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

138848 (2-25,3-4,3-11)

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

**10249 PRINCE PL., UNIT #203
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29267, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 2021 AT 11:16 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 31-203 in Building Numbered 31 on Master Plan of Section Two 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 \$6,000 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. 339089-1)

PLEASE CONSULT 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

138906 (2-25,3-4,3-11)

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

**823 BERKSHIRE DR.
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated March 21, 2008, recorded in Liber 29569, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$390,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 339366-1)

PLEASE CONSULT 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

138923 (3-4,3-11,3-18)

LEGALS

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

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

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

You must reclaim these vehicles by: **03/15/2021**

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

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

2001 CHRYSLER PT CRUISER	3C4FY4BB1T605352
2016 TOYOTA CORROLA DC H96518	2T1BURHE2GC617028
2004 MERCEDES BENZ E320	WDBUH82J74X116015
2006 DODGE MAGNUM	2D4FV47156H148185

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

2001 DODGE RAM 1500	3B7HF13ZX1G806457
1998 BUICK CENTURY	2G4WS52MXW1563504
2012 FORD ESCAPE	1FMCU0E74CKB94592
2001 HONDA ACCORD	JHMC66501C013778

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

2006 CHEVROLET SILVERADO	1GCEK19T36Z198080
2008 CHEVROLET MALIBU	1G1ZJ57BX84209767
2003 HONDA CRV	SHSRD784X3U129468

138976 (3-4)

Your Newspaper of Legal Record

301-627-0900

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**

**12510 WOODSONG LN.
BOWIE A/R/T/A MITCHELLVILLE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated April 12, 2006, recorded in Liber 24980, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$600,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$55,000 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. 314486-1)

PLEASE CONSULT 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

138918 (3-4,3-11,3-18)

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**

**10107 OLD INDIAN HEAD RD.
A/R/T/A 10107 OLD INDIAN HEAD RD. SOUTH
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006, recorded in Liber 26553, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$370,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 333425-1)

PLEASE CONSULT 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

138919 (3-4,3-11,3-18)

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**

**15005 PUFFIN CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29380, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 2021 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 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. 100428-5)

PLEASE CONSULT 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

138920 (3-4,3-11,3-18)

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**

**1412 BILLINGS AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 28362, Folio 707 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 2021 AT 11:09 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 \$24,000 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. 346074-1)

PLEASE CONSULT 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

138921 (3-4,3-11,3-18)

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**

**7705 24TH AVE.
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 23, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$15,000 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. 349505-1)

PLEASE CONSULT 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

138922 (3-4,3-11,3-18)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SARAH O'NEAL (DECEASED)
1126 Booker Drive
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-19464**

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1126 Booker Drive, 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 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$202,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138916 (3-4,3-11,3-18)

5801 BELAIR RD
BALTIMORE

LOT#9630, 2004 TOYOTA
VIN# JTTEBU14RX40055360
PRECISION TUNE AUTO CARE
409 RITCHIE HWY
SEVERNA PARK

LOT#9631, 2007 LINCOLN NAVI-
GATOR
VIN# 5LMFU285X7LJ07598
DONALD JERMAINE JACKSON
10384 STEWARDS CHANCE LN
WHITE PLAINS

LOT#9632, 2012 CHEVROLET
VIN# 1G1PG55C6C7382182
OURISMAN CHEVROLET
4400 BRANCH AVE
MARLOW HEIGHTS

LOT#9633, 2014 CHEVROLET
VIN# 1G1JC5SH9E4150192
OURISMAN CHEVROLET
4400 BRANCH AVE
MARLOW HEIGHTS

LOT#9634, 1988 TOYOTA
VIN# JT2AE92E6J0030097
NAZ AUTO BODY
17412 LIVINGSTON RD
ACCOKEEK

LOT#9635, 2014 TOYOTA
VIN# 4T1BF1FK7EU835787
NAZ AUTO BODY
17412 LIVINGSTON RD
ACCOKEEK

LOT#9638, 2019 KIA
VIN# 5XXGT4L33KG278752
MARLBORO AUTO BODY
15229 MARLBORO PIKE
UPPER MARLBORO

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer Reserves the right
to post a minimum bid.**

**Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079**

138962 (3-4,3-11)

NOTICE

IN THE MATTER OF:
Noble Nile Babcock

FOR THE CHANGE OF
NAME TO:
Noble-Nile Babcock

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 19-19682**

A petition has been filed to change the name of (Minor Child(ren)) Noble Nile Babcock to Noble-Nile Babcock.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138929 (3-4)

NOTICE

IN THE MATTER OF:
**Muhammad Ibn Sulaiman
Abdulmateen**

FOR THE CHANGE OF
NAME TO:
**Muhammad Abdulmateen
Robinson**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01550**

A petition has been filed to change the name of Muhammad Ibn Sulaiman Abdulmateen to Muhammad Abdulmateen Robinson.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138931 (3-4)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

STEVEN PYLES (DECEASED)
5719 Fisher Road
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16655**

Notice is hereby given this 25th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5719 Fisher Road, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$199,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138936 (3-4,3-11,3-18)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/19/2021. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9578, 2001 DORAL 36'2"
BOAT
MD# 8142BH
HIN# QJA01328J001
HARBORVIEW MARINE CENTER
500 HARBORVIEW DR
BALTIMORE

LOT#9585, 2014 NISSAN
VIN# 1N6BF0KYXEN107588
JR'S AUTOMOTIVE
410 S. BOND ST
BALTIMORE

LOT#9612, 2004 GMC YUKON
VIN# 1GKFK66U24J213991
FLETCHER'S SERVICE CENTER
18001 GEORGIA AVE
OLNEY

LOT#9613, 2011 HYUNDAI
VIN# KMHHT6KD4BU051201
WALKER MILL AUTO COLLISION
INC
8472 WALKER MILL RD
CAPITOL HEIGHTS

LOT#9616, 2018 DODGE GRAND
CARAVAN
VIN# 2C4RDGCG3JR209432
MJS COLLISION CENTER &
AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT#9618, 2016 MERCEDES
VIN# WDZPE8CD1GP210007
ULTIMATE TUNING
5711 WICOMICO AVE
ROCKVILLE

LOT#9619, 1986 CARVER 32'3"
BOAT
MD# 9454BT
HIN# CDRN9122C686
NAME ON BOAT: LEGASEA
HERRINGTON HARBOUR
SOUTH MARINA
7149 LAKE SHORE DR
NORTH BEACH

LOT#9620, 2011 BMW 528I
VIN# WBAFR1C57BC750152
SAP AUTOMOTIVE GROUP
420 S. KRESSON ST
BALTIMORE

LOT#9621, 2013 SUBARU
VIN# JF1ZCAB18D1610843
SAP AUTOMOTIVE GROUP
420 S. KRESSON ST
BALTIMORE

LOT#9622, 2011 CHEVROLET
VIN# 1G1PC55H7B7123903
KURTZ'S MOBILE GARAGE
39921 CLAIRE DR
MECHANICSVILLE

LOT#9628, 2004 DODGE RAM 2500
VIN# 3D7KU28D4G263748
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#9627, 2015 CHEVROLET EX-
PRESS
VIN# 1GCWGF4F1146283
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#9628, 2018 JEEP CHEROKEE
VIN# 1C4PJMXX6JD526879
CHIBUZO AUTO REPAIR

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CARESHA LEE
3807 Swann Road, Unit 301
Suitland, MD 20746
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-12062**

Notice is hereby given this 22nd day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3807 Swann Road, Unit 301, 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 22nd day of March, 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 22nd day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$57,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138934 (3-4,3-11,3-18)

NOTICE

IN THE MATTER OF:
Charles James Lindsey

FOR THE CHANGE OF
NAME TO:
Charles James Lenzy

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01552**

A petition has been filed to change the name of Charles James Lindsey to Charles James Lenzy.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138930 (3-4)

NOTICE

IN THE MATTER OF:
Leda Margaret Bloomberg

FOR THE CHANGE OF
NAME TO:
Leda Margaret Black

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-19383**

A petition has been filed to change the name of Leda Margaret Bloomberg to Leda Margaret Black.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138927 (3-4)

NOTICE

IN THE MATTER OF:
Lynn Maureen Edmondson

FOR THE CHANGE OF
NAME TO:
Lyn Maureen Edmondson

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-19004**

A petition has been filed to change the name of Lynn Maureen Edmondson to Lyn Maureen Edmondson.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138928 (3-4)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

BARBARA BROOKS
5707 Alan Drive
Clinton, MD 20735
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16675**

Notice is hereby given this 25th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5707 Alan Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of March, 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 25th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$264,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138937 (3-4,3-11,3-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PATRICK M. WELCOME (DE-
CEASED)
MEIGAN A. WELCOME (DE-
CEASED)
7220 25th Avenue
Hyattsville, MD 20783
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-44545**

Notice is hereby given this 17th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7220 25th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of March, 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 17th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$303,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138909 (2-25,3-4,3-11)

**THIS COULD BE
YOUR AD!**

Call 301-627-0900
for a quote.

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ADEJOKE AJAYI
OLUSOLA AJAYI
9702 Avis Court
Upper Marlboro, MD 20774
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-12125**

Notice is hereby given this 10th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9702 Avis Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of March, 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 10th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138841 (2-18,2-25,3-4)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

TOSHUA A. DEBELLOTTE
12818 Odens Bequest Drive
Bowie, MD 20720
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-22520**

Notice is hereby given this 16th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12818 Odens Bequest Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of March, 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 16th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$651,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138907 (2-25,3-4,3-11)

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

vs.

Thomas A. Prue Sr
AND
Lisa M. Prue
1300 Crisfield Drive
Oxon Hill, MD 20745
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-42786**

Notice is hereby given this 10th day of February, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of March, 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 10th day of March, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$232,000.00. The property sold herein is known as 1300 Crisfield Drive, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk
138844 (2-18,2-25,3-4)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 9, 2021

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

11:30 A.M.

Notice is hereby given that on Tuesday, March 9, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-008-2021 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving a multi-year financing agreement to fund a portion of the new inpatient and ambulatory behavioral health facility at Doctors' Hospital, Inc. d/b/a Luminis Health Doctors Community Medical Center ("Doctors Hospital") to be located in Lanham, Maryland (the "Community Behavioral Health Center"), to provide behavioral health services to the residents of Prince George's County (the "County").

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Calvin S. Hawkins, II, Chair

ATTEST:

Donna J. Brown
Clerk of the Council

138911

(2-25,3-4)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

LIMBER GARAY
10605 Gator Court
Clinton, MD 20735
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-12056**

Notice is hereby given this 16th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10605 Gator Court, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of March, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

RICHARD & KAYLA K M MORALES
Nationstar Mortgage LLC
Nationstar Mortgage LLC
DOMINION FINANCIAL & INVESTMENT CORP.
R. DOUGLAS JONES
WILLIAM L. WALDE AND DAVID A. NEAL
Presidential Towers Condominium
Presidential Towers Condominium
MERS INC.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1510, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1938596

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1510, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1938596, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00037

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1938596 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1510 982.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$61,000 Lib 16290 Fl 621 Unit 1510

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1938596 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
138842 (2-18,2-25,3-4)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

JACQUES & MONIQUE TCHOUANTE
Franklin Credit Mgmt. Corp.
Franklin Credit Mgmt. Corp.
Franklin Credit Mgmt. Corp.
Bankers Trust Company of CA
Bankers Trust Company of CA
CATHERINE A. NOSTRAME
JIM SORVAAG
ESTATE OF JACQUES TCHOUANTE
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2314 BANNING PL., HYATTSVILLE, MD 20783-0000, Parcel No. 17-1919075

ANY UNKNOWN OWNER OF THE PROPERTY 2314 BANNING PL., HYATTSVILLE, MD 20783-0000 Parcel No. 17-1919075, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00033

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1919075 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. Lewis-lade Lot 12 Blk 14 Assmt \$241,067 Lib 11463 Fl 400

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1919075 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
138838 (2-18,2-25,3-4)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHOICE HOMES LLC
CHOICE HOMES LLC
CHOICE HOMES LLC
CHOICE HOMES LLC
CHOICE HOMES LLC
DAVID ALTERMAN
STEVE SUSHNER
Presidential Park Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9203 NEW HAMPSHIRE AVE, CONDO UNIT: 107, SILVER SPRING, MD 20903-0000, Parcel No. 17-1945252

ANY UNKNOWN OWNER OF THE PROPERTY 9203 NEW HAMPSHIRE AVE, CONDO UNIT: 107, SILVER SPRING, MD 20903-0000 Parcel No. 17-1945252, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00046

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1945252 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 2 Unit 10 7 1,800.0000 Sq.Ft. & Imps. Presidential Park Assmt \$50,000 Lib 34766 Fl 266 Unit 107

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1945252 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
138850 (2-18,2-25,3-4)

NOTICE

IN THE MATTER OF:
Fnu Che Tsi Na

FOR THE CHANGE OF NAME TO:
Tsi Na Che

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-01467

A petition has been filed to change the name of (Minor Child(ren)) Fnu Che Tsi Na to Tsi Na Che.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
138924 (3-4)

NOTICE

IN THE MATTER OF:
Fnu Che Kien Awah

FOR THE CHANGE OF NAME TO:
Kien Awah Che

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-01468

A petition has been filed to change the name of (Minor Child(ren)) Fnu Che Kien Awah to Kien Awah Che.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
138925 (3-4)

NOTICE

IN THE MATTER OF:
Fnu Che Ndeh Bu

FOR THE CHANGE OF NAME TO:
Ndeh Bu Che

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-01469

A petition has been filed to change the name of Fnu Che Ndeh Bu to Ndeh Bu Che.

The latest day by which an objection to the petition may be filed is March 23, 2021.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
138926 (3-4)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

ZHIQIN LI
ZHIQIN LI
METZEROTT 1824 LLC
METZEROTT 1824 LLC
METZEROTT 1824 LLC
METZEROTT 1824 LLC
Presidential Towers Condominium
Presidential Towers Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1824, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1939578

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1824, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1939578, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00040

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939578 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1824 -nco A2nd2010-982.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$83,333 Lib 35207 Fl 211 Unit 1824

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1939578 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
138845 (2-18,2-25,3-4)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

PAUL J BRICKMAN
PAUL J BRICKMAN
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7725 OXMAN RD, LANDOVER, MD 20785-0000, Parcel No. 13-1538545

ANY UNKNOWN OWNER OF THE PROPERTY 7725 OXMAN RD, LANDOVER, MD 20785-0000 Parcel No. 13-1538545, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00074

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1538545 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3,918.0000 Sq.Ft. & Imps. Palmer Park Lot 30 Blk D Assmt \$113,100 Lib 06138 Fl 234

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 13-1538545 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
138898 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CARL WILLIAM ROY II
CARL WILLIAM ROY II
CHARLESTOWNE VILLAGE
CONDOMINIUM, INC.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7716 LAKECREST DR, CONDO UNIT: 7716, GREENBELT, MD 20770-0000, Parcel No. 21-2329829

ANY UNKNOWN OWNER OF THE PROPERTY 7716 LAKECREST DR, CONDO UNIT: 7716, GREENBELT, MD 20770-0000 Parcel No. 21-2329829, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00034

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2329829 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Village Condo Unit 7716 2,517.0000 Sq.Ft. & Imps. Charlestowne Assmt \$106,667 Lib 19094 Fl 584 Unit 7716 Bldg 4-A

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2329829 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
138839 (2-18,2-25,3-4)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

TROY DANIEL ELBEN
TROY DANIEL ELBEN
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8917 RACE TRACK RD, BOWIE, MD 20715-0000, Parcel No. 14-1613306

ANY UNKNOWN OWNER OF THE PROPERTY 8917 RACE TRACK RD, BOWIE, MD 20715-0000 Parcel No. 14-1613306, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00072

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1613306 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1.0400 Acres. & Imps. Assmt \$272,200 Map 029 Grid F2 Par 196 Lib 41860 Fl 417

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 14-1613306 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
138896 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

PHEASANT RIDGE LLC
PHEASANT RIDGE LLC
PHEASANT RIDGE LLC
GCA Equity Partners PR LLC
Anthropos Ventures LLC
Anthropos Ventures LLC
PREFERRED TRUST CO LLC
PREFERRED TRUST CO LLC
Thomas F. Decaro, Jr.
Wanda W DeBord
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7702 PHEASANT RIDGE CT, BOWIE, MD 20720-0000, Parcel No. 14-3762820

ANY UNKNOWN OWNER OF THE PROPERTY 7702 PHEASANT RIDGE CT, BOWIE, MD 20720-0000 Parcel No. 14-3762820, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00066

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3762820 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

38,744.0000 Sq.Ft. & Imps. Pheasant Ridge-in Lot 8 Assmt \$197,900 Lib 34544 Fl 128

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 14-3762820 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
138890 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

RONALD L POORE
RONALD L POORE
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4010 CROYDON LN, BOWIE, MD 20715-0000, Parcel No. 14-1630698

ANY UNKNOWN OWNER OF THE PROPERTY 4010 CROYDON LN, BOWIE, MD 20715-0000 Parcel No. 14-1630698, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00071

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-1630698 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9,360.0000 Sq.Ft. & Imps. Chapel Forge At Lot 7 Blk 209 Assmt \$263,600 Lib 11539 Fl 424 and assessed to Poore Ronald L.

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 14-1630698 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
138895 (2-25,3-4,3-11)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

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

6012 37TH AVE.
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007, recorded in Liber 29332, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$82,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 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. 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 334044-1)

PLEASE CONSULT 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

138901 (2-25,3-4,3-11)

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

8990 WOODYARD RD.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006, recorded in Liber 27087, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 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 \$49,000 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. 106943-1)

PLEASE CONSULT 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

138903 (2-25,3-4,3-11)

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

MARCH 9, 2021 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and 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 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

138860 (2-18,2-25,3-4)

The Prince George's Post
Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

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

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

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

You must reclaim these vehicles by: **03/19/2021**

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

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST
EDMONSTON, MD 20781
301-864-0323

2002 OLDSMOBILE ALERO	VA	VYY3560	1G3NL52F72C284496
2009 TOYOTA COROLLA	VA	VKA4923	1NXBU40EX9Z037476
2006 HONDA CIVIC	MD	9BV3977	2HGFG1826H508055
2004 MERCEDES BENZ S500	VA	7653XA	WDBNG75J84A417716

CHARLEY'S CRANE SERVICE

8913 OLD ARDMORE RD
LANDOVER, MD 207850
Phone: 301-773-7670

2002 CHEVROLET BLAZER	MD	7CL0729	1GNCS18W92K100988
2004 HYUNDAI TIBURON	DC	FT7999	KMHFN65F04U128611
2006 DODGE RAM	VA	VVD4069	1D7HU18236J244253
2010 FORD TRANSIT	MD	5DH8684	NM0L57DN4AT017516

JD TOWING

2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2005 FORD EXPLORER	NC	TPS5140	1FMZU73K65ZA45203
2000 LAND ROVER DISCOVERY	VA	UTC8898	SALTL1241YA287311
2009 DODGE GRAN CARAVAN	VA	UFR6106	1D8HN44E19B509390
2005 AUDI A4	MD	1BZ7640	WAUAC48H45K015283
2007 NISSAN MURANO	DC	N80570	JN8AZ08W27W608200
2009 BMW 325	MD	3DTK53	WBABV13596KX50598
2004 JEEP LIBERTY	VA	UKU5429	1J4GL48K44W323077
2005 DODGE CARAVAN	MD	3CS5588	1D4GP24R05B184515
2002 AUDI ALLROAD	DC	DS6432	WA1YD64B72N147065

MCDONALD TOWING

2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-4133

2003 TOYOTA HIGHLANDER	MD	6DR5142	JTEGF21A530103463
2008 NISSAN ALTIMA	DC	GC2894	1N4AL21E28C145610
2006 NISSAN PATHFINDER	MD	25903M7	5N1AR18W66C614434

138963 (3-4)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
REGULAR SESSION

MARCH 10, 2021

1. Mark Dawejko, Managing Member, Authorized Person, Tracy Kirby, Authorized Person, Terrapin Restaurant Partners, *t/a Gus's World Famous Fried Chicken*, Class BL(R), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. 35, Trade Name, of the Rules and Regulations for Prince George's County, to wit; That on or about August 12, 2020 at approximately 10:00 p.m. Inspector Golato of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 5810 Greenbelt Road, Greenbelt, MD. Inspector Golato noticed that the establishment was closed and that a banner was hanging from the establishment with a new trade name of Miss Mabel's which violated R.R. 35, Trade Name (no licensee shall use a trade name without Board approval) of the Rules and Regulations for Prince George's County. The investigation revealed that the licensee had not requested Board approval prior to making this change.

2. Wilson E. Ceron-Jacome, President, Secretary, Treasurer, Lubia A. Ceron, Vice President, Ipala Ceron, Inc., *t/a Rancho Rio Bravo*, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 10 (2) failure to comply with all State laws and R.R. No. 26 (8)(4) failure to comply with all State laws of the Rules and Regulations for Prince George's County, to wit; That on or about Saturday, August 15, 2020 at approximately 11:27 p.m., Inspectors Bowden and Brockington of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 2031-C University Blvd., Hyattsville, MD. Inspectors Bowden and Brockington observed a DJ playing music at the front of the establishment. Having entertainment was not permitted under the County Executive's Order at that time. The manager Ana Socca was notified on the scene.

3. Edward H. Lee, President, Secretary, Treasurer, EJ Development Incorporated, *t/a Mid Atlantic Seafood Restaurant*, Class BL+, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37 of the Rules and Regulations for Prince George's County, to wit; That on or about Monday, December 21, 2020 at 2:30 p.m., Inspector Joseph Tredway of the Prince George's County Board of License Commissioners entered the Mid Atlantic Seafood Restaurant located at 13718 Baltimore Avenue, Laurel, MD to conduct a routine inspection. Inspector Tredway noticed that the licensee was in the process of making alterations to the licensed premises without first obtaining permission from the Board. After gathering evidence and confirming that the licensee had not obtained permission from the Board for the alterations, a violation was issued on January 21, 2021.

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, March 10, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 26, 2021

138938 (3-4)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JOE L. SIMS**

Estate No.: 116139

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 14, 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

138945 (3-4,3-11)

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

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLESETTA BRADLEY AKA: CHARLESETTA ETTA 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 Charlesetta Bradley AKA Charlesetta Etta Bradley, who died on April 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
138943 (3-4,3-11,3-18)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MYRTLE ELIZABETH COATES**

Notice is given that Erma C. Smith, whose address is 3011 Kirtland Ave, District Heights, MD 20747, was on February 8, 2021 appointed personal representative of the small estate of Myrtle Elizabeth Coates, who died on March 16, 2015 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.

ERMA C. SMITH
Personal Representative

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

Estate No. 118965
138939 (3-4)

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