

LEGALS

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

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

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

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

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

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

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

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

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

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN COHEN

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE LU PINCHES

To all Persons Interested in the
above estate:

To all Persons Interested in the
above estate:

To all Persons Interested in the
above estate:

Notice is given that Stephen Robins, 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.

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.

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.

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.**

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.**

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.**

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.

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.

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.

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.

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.

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.

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.

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 22nd day of August, 2021.

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.

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

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

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

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:

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

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:

138945 (3-4,3-11)

138946 (3-4,3-11)

138948 (3-4,3-11)

(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

(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

(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

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

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

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

(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.

(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.

(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.

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

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.

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.

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.

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

STEPHEN ROBBINS
Personal Representative

EMILY RUTH COHEN
LEORA ELLEN COMIS
Co-Personal Representatives

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

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

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)

Estate No. 118813
138941 (3-4,3-11,3-18)

Estate No. 118927
138942 (3-4,3-11,3-18)

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

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

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

138943 (3-4,3-11,3-18)

138947 (3-4,3-11)

138949 (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

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

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

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

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

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**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

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.**

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.**

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.**

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.**

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.**

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.

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.

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.

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.

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.

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

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

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)

138952 (3-4,3-11)

138951 (3-4,3-11)

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

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

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)

138954 (3-4,3-11)

138955 (3-4,3-11)

LEGALS

NOTICE

NOTICE

NOTICE

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

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

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

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

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

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

BOARD OF LICENSE
COMMISSIONERS

Upper Marlboro, Maryland 20773
In The Estate Of:
JAMES M. GROSS
Estate No.: 117843

Upper Marlboro, Maryland 20773
In The Estate Of:
NELSON R. DYER
Estate No.: 117259

Substitute Trustees/
Plaintiffs,
vs.

Substitute Trustees/
Plaintiffs,
vs.

Substitute Trustees/
Plaintiffs,
vs.

**NOTICE OF
PUBLIC HEARING**

**NOTICE OF
JUDICIAL PROBATE**

**NOTICE OF
JUDICIAL PROBATE**

PHYLLIS M. JONES
17005 Longleaf Drive
Bowie, MD 20716

ELLEN CELESTE SIRLEAF (DECEASED)
MELTON SIRLEAF (DECEASED)
5609 Duchaine Drive
Lanham, MD 20706

GINIAL J. MINOR AKA GINIAL
MINOR (DECEASED)
9216 Stuart Lane
Clinton, MD 20735

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on April 22, 2021 and will be heard on June 22, 2021. Those licenses are:

To all Persons Interested in the above estate:

To all Persons Interested in the above estate:

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-13256**

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

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

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 17005 Longleaf Drive, Bowie, MD 20716, 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.

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.

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 in these proceedings and described as 9216 Stuart Lane, 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 23rd 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 23rd day of March, 2021.

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

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.

The report states the purchase price at the Foreclosure sale to be \$490,000.00.

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

The report states the purchase price at the Foreclosure sale to be \$203,000.00.

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
138914 (3-4,3-11,3-18)

True Copy—Test:
Mahasin El Amin, Clerk
138915 (3-4,3-11,3-18)

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 Representative 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
vs.
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.
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 121

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)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

MARCH 23, 2021

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

TRANSFER

Jayashriben Patel, President, for a Class A, Beer, Wine and Liquor for the use of Nilkanth Varni, Inc., t/a Village Pump Liquors, 4901 Greenbelt Road, College Park, 20740, transfer from SRJR Enterprises, Inc., t/a Village Pump Liquors, William A. Giddings, Jr., President/Secretary.

NEW- CLASS D, BEER AND WINE

Rhonda Hall, Managing Member, for a Class D, Beer and Wine for the use of Ladies 1st Cigars, LLC, t/a Ladies 1st Cigars, 6402 Coventry Way, Clinton, 20735.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, March 23, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
March 1, 2021

138977 (3-11,3-18)

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)

LEGALS

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

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=ZTZwL3lvZWZicWJlP1p1VXdWUWt6Zz09>
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 Newspaper
Call
301-627-0900
or
Fax
301-627-6260

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.
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)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.
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 2312 MATTHEW HENSON AVE, LANDOVER, MD 20785-0000, Parcel No. 13-1543644

ANY UNKNOWN OWNER OF THE PROPERTY 2312 MATTHEW HENSON AVE, LANDOVER, MD 20785-0000 Parcel No. 13-1543644, 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 21-00073**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1543644 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:

3,741.0000 Sq.Ft. & Imps. Palmer Park Lot 40 Blk D Assmt \$143,967 Lib 31594 Fl 382

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 13-1543644 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
138897 (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 nehemiahmgmt1@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 Kini 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)

Proudly Serving Prince George's County Since 1932

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

**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)

This Could Be Your Ad ...

Advertise in *The Prince George's Post!*

Call 301-627-0900 Today!

The Prince George's Post

*Your Newspaper
of Legal Record*

Proudly Serving Prince George's County Since 1932

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)

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 interested in the property to appear in this Court by the 20th day of April, 2021, and redeem the property with Parcel Identification Number 13-3853942 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
138899 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

BROWNE L & BRENDA A KOOKEN
BROWNE L & BRENDA A KOOKEN
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9417 FAIRHAVEN AVE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1779420

ANY UNKNOWN OWNER OF THE PROPERTY 9417 FAIRHAVEN AVE, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-1779420, 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 21-00065

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-1779420 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:

16,000.0000 Sq.Ft. & Imps. Marlton Lot 3 Blk 3 Assmt \$260,000 Lib 04264 Fl 163

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 15-1779420 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
138889 (2-25,3-4,3-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRVIN PATRICT SUGGS

Notice is given that Christopher T Suggs Sr, whose address is 12042 Mustardseed Court, Waldorf, MD 20601, was on February 17, 2021 appointed Personal Representative of the estate of Irvin Patric Suggs, who died on November 10, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 17th day of August, 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.

CHRISTOPHER T SUGGS SR
Personal Representative

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

Estate No. 119246
138989 (3-11,3-18,3-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD ROSS SR

Notice is given that Howard Ross Jr, whose address is 6319 Morocco Street, Capitol Heights, MD 20743, was on February 4, 2021 appointed Personal Representative of the estate of Howard Ross Sr, who died on October 4, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of August, 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.

HOWARD ROSS JR
Personal Representative

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

Estate No. 118971
138992 (3-11,3-18,3-25)

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: **03/22/2021**

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**

2001 BMW	330CI	MD	5AT9401	WBABN53491JU32293
2006 NISSAN	ALTIMA	PA	KNK9697	1N4AL11D76N316595
1999 FORD	F-150	VA	UNF3735	1FTRX18L8XNA82810
2006 FORD	FREESTAR	MD	2EE7415	2FMZA51626BA36327

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

1993 PONTIAC	FIREBIRD	DC	EY5207	2G2FV22P9P2212622
--------------	----------	----	--------	-------------------

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

2006 JEEP	LIBERTY	MD	2DN9781	1J4GL48K36W103173
2013 NISSAN	SENTRA	VA	UXM8983	3N1AB7AP8DL755086
2006 NISSAN	SENTRA	DC	EZ9857	3N1CB51D56L642380
1991 OLDSMOBILE	CUTLASS	MD	2908Z1	1G3WH54T5MD361145

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

2004 FORD	F-150			1FTPX14504KA02959
139026				(3-11)

LEGALS

**TOWN OF COTTAGE CITY, MARYLAND
NOTICE OF MUNICIPAL ELECTION**

**The Town of Cottage City will hold a general election on:
MONDAY, MAY 3, 2021**

Location: Town Hall, 3820 40th Ave., Cottage City, MD, 20722. The polls will be open from 2:00 p.m. to 8:00 p.m. The election will be for the purpose of electing Town Commissioners; from Ward 1 and At-Large position for a two year term, expiring May, 2023. Candidates' petitions are available at the Town Hall and they must be returned to the town office no later than 5:00 p.m. on April 2, 2021.

Persons desiring to vote in this election must be registered with the Town of Cottage City or with the Prince George's Board of Elections by April 2, 2021. The Board of Elections will be holding a special registration day on Monday, March 29, 2021 for persons who want to register for town only elections.

Registration with the Prince George's Board of Elections entitles you to vote, not only in Town elections, but also in County, State, and Federal Elections. Registration with the Prince George's Board of Elections may be done in person or by mail. The phone number of the County Board of Elections is 301-430-8020.

139003 (3-11)

NOTICE

IN THE MATTER OF:
Steven Haley Nash

FOR THE CHANGE OF
NAME TO:
Jabali Nash

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01944**

A petition has been filed to change the name of Steven Haley Nash to Jabali Nash.

The latest day by which an objection to the petition may be filed is March 30, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138969 (3-11)

NOTICE

IN THE MATTER OF:
Angela Vanessa Gomez

FOR THE CHANGE OF
NAME TO:
Nasli Vanessa De Leon Rosales

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-02009**

A petition has been filed to change the name of Angela Vanessa Gomez to Nasli Vanessa De Leon Rosales.

The latest day by which an objection to the petition may be filed is April 6, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138998 (3-11)

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: **03/24/2021**

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**

2012 LEXUS	CT			JTHKD5BH3C2064313
1986 CHEVROLET	CAMERO			1G1FF87H0GN105160

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

2012 CHEVROLET	CRUZE			1G1PJ5SC3C7400686
2005 MERCEDES BENZ	E500			WDBUF70JX5A742715
1986 LOAD RIGHT	TOW DOLLY			1PHDCCGU28G1000016

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

2011 HYUNDAI	SONATA			5NPEC4AC1BH120750
1972 MERCURY	GRAND MARQUIS	VA	UWG8766	2Z63N646436

139027 (3-11)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PERCY WILLIAM STINSON**
Estate No.: 116394

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tracie Boyd for judicial probate of the copy of the will dated 10/27/2016 and for the appointment of a personal representative. A VIRTUAL hearing will be held **April 28, 2021 at 11:00 AM.**

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

138984 (3-11,3-18)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MARGARET LIVELY**
Estate No.: 116275

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by David E. Grover for judicial probate for the appointment of a personal representative. A video hearing will be held **April 13, 2021 at 11:00 AM.**

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

138983 (3-11,3-18)

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

LEGALS

NOTICE

IN THE MATTER OF:
Maksym Petrovich Olah

FOR THE CHANGE OF
NAME TO:
Maksym Slempp

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01980**

A petition has been filed to change the name of Maksym Petrovich Olah to Maksym Slempp.

The latest day by which an objection to the petition may be filed is April 6, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
138999 (3-11)

**THIS COULD BE
YOUR AD!**

Call

301-627-0900

for a quote.

*The
Prince George's Post*

Newspaper

Call 301-627-0900

or

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

**13249 WHITEHOLM DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 20, 2005, recorded in Liber 21906, Folio 700 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, 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 30, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the 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. 329823-1)

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

138972 (3-11,3-18,3-25)

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

**2910 LUMAR DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated November 2, 2005, recorded in Liber 24003, Folio 279 among the Land Records of Prince George's County, MD, with an original principal balance of \$220,000.00, 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 30, 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 \$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. 178853-1)

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

138973 (3-11,3-18,3-25)

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

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)

**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# WDP2P8CD1GP210007
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 CLAIRES DR
MECHANICSVILLE

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

LOT#9627, 2015 CHEVROLET EX-PRESS
VIN# 1GCWGFCF4F1146283
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

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

5801 BELAIR RD
BALTIMORE

LOT#9630, 2004 TOYOTA
VIN# JTEBU14RX40055360
PRECISION TUNE AUTO CARE
409 RITCHEE 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# 1G1PG55C6G7382182
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)

**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.

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)

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)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CARESHIA 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

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 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 \$271,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138908 (2-25,3-4,3-11)

**ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI**

Plaintiff,

vs.

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, execu-
tors, administrators, grantees, as-
signs, 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 F1 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)

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

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)

**ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI**

Plaintiff,

vs.

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, execu-
tors, administrators, grantees, as-
signs, 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 F1 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)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 16, 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 16, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-001-2021 (DR-3) - AN ORDINANCE CONCERNING QUALIFIED DATA CENTERS for the purpose of defining a new use, Qualified Data Centers, in the Zoning Ordinance and permitting the use in the R-R (Rural Residential), C-O (Commercial Office), C-S-C (Commercial Shopping Center), M-A-C (Major Activity Center), R-S (Residential Suburban Development), E-I-A (Employment and Industrial Area), M-X-T (Mixed Use -Transportation-Oriented), and Industrial Zones of Prince George's County, under certain circumstances.

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

138961 (3-4,3-11)

**ADVERTISE HERE
Call 301-627-0900 Today!**

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,

vs.

LAUREN M & TERA YNE J
CARTWRIGHT
MDE Home Loans, LLC
MDE Home Loans, LLC
Craig Parker
Marlboro Ridge Community
Assoc.
MERS, INC
Prince Georges County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
4603 THOROUGH BRED DR,
UPPER MARLBORO, MD 20772-
0000, Parcel No. 15-5526433

ANY UNKNOWN OWNER OF
THE PROPERTY 4603 THOR-
OUGH BRED DR, UPPER MARL-
BORO, MD 20772-0000 Parcel No.
15-5526433, the unknown owner's
heirs, devisees, and personal repre-
sentatives and their or any of their
heirs, devisees, executors, adminis-
trators, grantees, assigns, or suc-
cessors in right, title and interest
Defendants.

**In the Circuit Court for
Prince George's County
Case No.: CAE 21-00061**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 15-5526433 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:

Marlboro Ridge, Plat 30, Blk F, Lot 47 7,828.0000 Sq.Ft. & Imps. Marlboro Ridge Lot 47 Blk F Assmt \$502,600 Lib 42201 F1 336

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 15-5526433 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
138885 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,

vs.

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
20715-000

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7303 HAVRE TURN
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,425.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH 30, 2021 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

138970 (3-11,3-18,3-25)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT electronic bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at <http://discovery.ariba.com/profile/AN01496591158> until April 21, 2021 at 11:59 p.m. local prevailing time for the following project:

**LONGFIELD DRAINAGE IMPROVEMENTS
941-H (E)**

2. Contract Documents.

Contract documents are only available for download at the following websites:

- eMaryland Marketplace Advantage (eMMA) <https://emma.maryland.gov/> The project can be found by project name or Project ID No. BFM022864
- SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

Project will provide effective storm drainage for a neighborhood that currently has inadequate conveyance systems. The neighborhood was constructed in the 1950's prior to any drainage or Storm Water Management (SWM) regulations. To resolve the drainage issues, DPW&T is designing and installing storm drain systems and underdrains to tie the existing system in Cross Street. Proposed storm drains will extend north on Pinevale Avenue, Pumphrey Drive, and Springdale Avenue. Bump outs will also be added to provide some SWM. The existing storm water conveyance system is a mix of curb and gutter/open ditch/driveway culverts and no defined system.

4. Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

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

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

Quantity	Unit	Description
775	LF	18 INCH, REINFORCED CONCRETE PIPE, CLASS IV
537	LF	24 INCH, REINFORCED CONCRETE PIPE, CLASS IV
1,560	SY	8 INCH PORTLAND CEMENT CONCRETE PAVEMENT FOR HMA SUPERPAVE 9.5 MM FOR SURF ACE, PG 64S-22, LEVEL 2
890	TON	HMA SUPERPAVE 12.5 MM FOR
1,030	TON	HMA SUPERPAVE 12.5 MM FOR

LEGALS

1,675	TON	SURFACE, PG 64S-22, LEVEL HMA SUPERPAVE 19.0 MM FOR WEDGE AND LEVEL, PG 64S-4 INCH GRADED AG GREGA T E BASE COURSE
4,480	SY	6 INCH GRADED AGGREGATE BASE COURSE
5,485	SY	CHAIN LINK FENCE
1,909	LF	4 INCH CONCRETE SIDEWALK
2,545	SF	PLACING FURNISHED TOPSOIL 4 INCH DEPTH
7,592	SY	TURFGRASS SOD ESTABLISHMENT

6. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Price Bid shall be enclosed in a sealed envelope and marked separately as follows:

Solicitation Name
Solicitation Number
Bidder Name and Contact Information
(Contact name, address, phone number, and email address)

7. **Bid Security.** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

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

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

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

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, **Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.**

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on March 24, 2021 at 11:00 a.m. local time, via Zoom at <https://zoom.us/j/97436870661?pwd=WUE0ckhkQXdCUFVxdXlkUmtnTTZudz09> or join using meeting I.D.: Meeting ID: 974 3687 0661 Passcode: 657042

By Authority of Angela D. Alsobrooks
County Executive

138995 (3-11,3-18,3-25)

By authority of the Glenarden Board of Elections
Richard Arroyo-Montgomery, Supervisor; CE "Bec" Beccles, Assistant Supervisor
NOTICE OF ELECTION
In Compliance with the
Charter of the City of Glenarden, Maryland

An Election will be held on Monday, May 3, 2021

JAMES R. COUSINS, JR., MUNICIPAL CENTER
8600 GLENARDEN PARKWAY
GLENARDEN, MARYLAND
POLLS OPEN: 7:00 a.m. until 8:00 p.m.
To Elect
THE MAYOR (four-year term)
COUNCILMEMBERS (four-year term)

In accordance with the City Charter, to be eligible to be a candidate for Mayor or Council member, a person shall be at least 21 years of age, have resided within the corporate limits of the City for at least one (1) year immediately preceding the election (Sections 302 & 402 of City Charter) and he or she be a qualified voter of the City (Section 702). In addition, a Council member candidate for a ward shall have resided within that ward for at least 90 days preceding the election (Section 707).

Potential candidates must file a petition of candidacy, signed by the candidate and endorsed by at least 15 eligible voters, with the City Board of Elections (Section 705 City Charter). A \$25 filing fee is required. In addition, a "Financial Disclosure Statement" MUST be filed by EACH candidate at the time of filing of the petition.

Beginning Friday, March 12, 2021, Petitions and Financial Disclosure Statements will be available three ways:

- By download - Download a Candidate packet at:

<https://cityofglenarden.org/government/elections/>.

- By delivery - Schedule delivery of a Candidate packet by emailing the Glenarden Board of Elections at:

elections@cityofglenarden.org.

- For pick-up - Schedule an appointment to pick-up a Candidate packet from the James R. Cousins, Jr., Municipal Center by emailing: elections@cityofglenarden.org.

Petitions and Financial Disclosure Statements must be filed by 5 p.m. Tuesday, March 30, 2021. Email elections@cityofglenarden.org to schedule an appointment to drop off Candidate packet.

Mail-in Voting
As an option to voting in person, subject to City Council approval, mail-in voting may also be available to Glenarden citizens.

Details on procedures for obtaining mail-in ballots and returning completed ballots shall be posted on the City's website and/or by emailed request to: elections@cityofglenarden.org, in the near future.

By appointment through elections@cityofglenarden.org, return Petition and Financial Disclosure Statements.

JAMES R. COUSINS, JR., MUNICIPAL CENTER
8600 GLENARDEN PARKWAY
GLENARDEN, MARYLAND
301-773-2100

138997 (3-11)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, MARCH 23, 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 23, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual as Director, Department of Housing and Community Development:

Ms. Aspasia Xypolia

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

138979 (3-11)

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2003	Mazda	Protege	JM1BJ225231192045
2005	Volkswagen	Jetta	3VWRF71KX5M632911
1999	Honda	Accord	JHMCG6658XC020356
2013	Hyundai	Sonata	5NPEB4AC0DH645725
2011	Nissan	Altima	1N4AL2AP2BC117556
2012	Ford	Escape	1FMCU0D70CKB48369
2001	Nissan	Maxima	JN1CA31A31T109431
2019	Nissan	Sentra	3N1AB7AP1KY340336
2003	Cadillac	Escalade	1GYEK63N93R307591

138996 (3-11)

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2020 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 5 days. The public comment period will end on March 15, 2021. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of this Substantial Amendment to the FY 2020 Annual Action Plan is to include new Community Development Block Grant COVID-19 Round 3 ("CDBG-CV3") Program activities in order to assist in the prevention, preparation for and response to the coronavirus crisis.

Proposed CDBG-CV3 - funded projects:

• Planning & Administration	\$ 180,000.00
• Public Services	\$3,906,220.00
Total:	\$4,086,220.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774.

For more information, please contact the Housing Development Division (HDD) at 301-883-5570 or 301-883-5540, TDD 301-883-5428.

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

By Authority of:
Aspasia Xypolia, Acting Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: March 11, 2021

139000 (3-11)

THE PRINCE GEORGE'S POST

Call 301-627-0900
Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

RALPH W. POWERS, JR.
Law Offices of
Ralph W. Powers, Jr., P.C.
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
KENNETH CLAY HOPKINS

Notice is given that Kenneth L. Hopkins, whose address is P.O. Box 561, Romney, WV 26757, was on December 16, 2020 appointed Personal Representative of the estate of Kenneth Clay Hopkins, who died on October 11, 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 16th day of June, 2021.

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

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

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

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

KENNETH L. HOPKINS
Personal Representative

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

Estate No. 119039
138991 (3-11,3-18,3-25)

JOAN M WILBON
1120 Connecticut Ave NW
Suite 1020
Washington, DC 20036
202-737-7458

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DWAIN WALTER DAVID

Notice is given that Nadine Akers-Mitchell, whose address is 5706 7th Street NW, Washington, DC 20011, was on January 22, 2021 appointed Personal Representative of the estate of Dwain Walter David, who died on March 22, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 22nd day of July, 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.

NADINE AKERS-MITCHELL
Personal Representative

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

Estate No. 118122
138990 (3-11,3-18,3-25)

ROBERT Y. CLAGETT, ATTORNEY
14804 Pratt Street
Upper Marlboro, MD 20772
301-627-3325

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE MYERS SLIKER

Notice is given that Marguerite J. Sliker, whose address is 5810 Green Landing Rd., Upper Marlboro, MD 20772, was on December 22, 2020 appointed Personal Representative of the estate of George Myers Sliker who died on November 22, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of June, 2021.

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

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

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

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

MARGUERITE J. SLIKER
Personal Representative

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

Estate No. 119068
138986 (3-11,3-18,3-25)

MATTHEW J. DYER, ESQ
P.O. Box 358
Upper Marlboro, MD 20773
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSS EUGENE SPACH SR

Notice is given that Ross E Spach Jr, whose address is 8250 Leight Court, Owings, MD 20736, was on January 5, 2021 appointed Personal Representative of the estate of Ross Eugene Spach Sr who died on September 10, 2020 with a will.

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

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

ROSS E SPACH JR
Personal Representative

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

Estate No. 118862
138985 (3-11,3-18,3-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN RUTH HEDRICK

Notice is given that Jeannie Lynne Ramberg, whose address is 38999 Derr Lane, Mechanicsville, MD 20659, was on January 26, 2021 appointed Personal Representative of the estate of Joan Ruth Hedrick who died on November 23, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of July, 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.

JEANNIE LYNNE RAMBERG
Personal Representative

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

Estate No. 119076
138987 (3-11,3-18,3-25)

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

Hope P. Mookim
Ralph Powers, Jr., P.C.
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
STANLEY PETTERMON

Notice is given that Ransome Peterman, Jr., whose address is 919 East Columbus Drive, Tampa, FL 33605, was on February 9, 2021 appointed Personal Representative of the estate of Stanley Pettermon, who died on November 15, 2020 without a will.

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

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

RANSOME PETERMAN, JR.
Personal Representative

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

Estate No. 119406
138994 (3-11,3-18,3-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARJORIE M WARD

Notice is given that Henry T Arrington Sr, whose address is 306 Bathurst Street, Upper Marlboro, MD 20774, was on March 4, 2021 appointed personal representative of the small estate of Marjorie M Ward, who died on June 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 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.

HENRY T ARRINGTON SR
Personal Representative

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

Estate No. 119315
138982 (3-11,3-18,3-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMANUEL DAMASCUS AKPAN

Notice is given that Imoh E. Akpan, whose address is 2817 63rd Avenue, Cheverly, MD 20785, was on January 13, 2021 appointed Personal Representative of the estate of Emmanuel Damascus Akpan, who died on May 11, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 13th day of July, 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.

IMOH E. AKPAN
Personal Representative

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

Estate No. 118703
138993 (3-11,3-18,3-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES JACKSON

Notice is given that Jasmine Perry, whose address is 4244 Suitland Road Apt 104, District Heights, MD 20746, was on February 3, 2021 appointed Personal Representative of the estate of Delores Jackson who died on September 16, 2019 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 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.

JASMINE PERRY
Personal Representative

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

Estate No. 115496
138988 (3-11,3-18,3-25)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JANELLE B. CARTER
10404 Twin Knoll Way
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-16669**

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10404 Twin Knoll Way, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 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 8th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

139001 (3-11,3-18,3-25)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MORDECAI BROWER (DECEASED)
MARY BROWER (DECEASED)
3505 Burleigh Drive
Bowie, MD 20721
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-18307**

Notice is hereby given this 8th day of March, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3505 Burleigh Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of April, 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 8th day of April, 2021.

The report states the purchase price at the Foreclosure sale to be \$360,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

139002 (3-11,3-18,3-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FERRIS E GEORGE SR

Notice is given that Joan E George, whose address is 11106 Fruitwood Drive, Bowie, MD 20720, was on February 23, 2021 appointed personal representative of the small estate of Ferris E George Sr who died on January 11, 2020 with a will.

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

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

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

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

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

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

JOAN E GEORGE
Personal Representative

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

Estate No. 119052
138980 (3-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES LEE KENNEDY

Notice is given that Paula K. Burr, whose address is 7002 Quisberry Way, Bowie, MD 20720, was on February 22, 2021 appointed personal representative of the small estate of Delores Lee Kennedy who died on July 22, 2017 with a will.

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

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

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

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

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

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

PAULA K. BURR
Personal Representative

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

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260

*We are all in this
together!*

Proudly Serving Prince George's County Since 1932