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

2407 PARKWAY A/R/T/A 2407 PARKWAY AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated April 8, 2010, recorded in Liber 31679, Folio 54 among the Land Records of Prince George's County, MD, with an original principal balance of \$495,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 28, 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. Tax ID #02-0119784.

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responrecordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination 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 shall be the return of the deposit without interest. If purchaser fails to settle within the days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 340137-2)

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

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

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

<u>140244</u>

LEGALS

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9849 ROYAL COMMERCE PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 19, 2006, recorded in Liber 27961, Folio 646 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,000.00, 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 on

SEPTEMBER 21, 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" confition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prize to he call. In any cash, we have mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 97318-1)

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

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

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

<u>14020</u>1

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<u>140200</u>

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2602 WINTERGREEN AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 18, 2009, recorded in Liber 30432, Folio 159 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,635.00, 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 located on Main St.), on

SEPTEMBER 21, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 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 chase 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 additional runds are tendered before settlement. THILE IS OF THE ESDENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recanture of homestead tax credit. All transfer taxes and sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, 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 shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other or if ratification of the sale is denied by the 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 ENis return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 336705-2)

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

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

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4808 RIVERDALE RD. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated March 20, 2008, recorded in Liber 29589, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, 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 located on Main St.), on

SEPTEMBER 28, 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 de-scribed as follows: BEING LOT NUMBERED TWELVE (12) AND THE EASTERLY ONE-HALF (1/2) IN WIDTH BY THE FULL DEPTH OF ELEVEN (11) IN BLOCK NUMBERED FORTY-TWO (42) IN THE SUBDI-VISION KNOWN AS "RIVERDALE PARK", PRINCE GEORGE'S COUNTY, MARYLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK JWB 5 AT FOLIO 474, ONE OF THE LAND RECORDS OF SAID PRINCE GEORGE'S COUNTY, MARYLAND SUBJECT TO COVENANTS AND RE-CEDICED OF OF DECODED STRICTIONS OF RECORD.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record af-fecting 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 cale. Purchaser is represented for obtaining physpurchaser 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 optitied to any surplue proceeds resulting from eaid resole over if such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 338564-1)

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

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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 Course's Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 21, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$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 pur-chase 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. TIMÉ IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is 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 phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, shall be null and void, and the Purchaser's sole remedy, in law or equity, 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 chall have no further liability. The default damages chall not liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 339366-3) ING AT THE AUCTION. (Matter No. 339366-3)

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

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

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> (9-2,9-9,9-16) 140246

11410 CROOM RD. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 4, 2010, recorded in Liber 31422, Folio 51 among the Land Records of Prince George's County, MD, with an original principal balance of \$507,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 28, 2021 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #04-0260760.

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 \$31,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional 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 charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination 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 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 purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 339404-1) ING AT THE AUCTION. (Matter No. 339404-1)

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

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

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

ADVERTISE! in The Prince George's Post Call Today 301-627-0900

140245

(9-9.9-16.9-23)

140202

LEGALS

Giannina Lynn, Attorney-at-Law 1008 Pennsylvania Avenue SE Washington, DC 20003 202-544-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY D. ANDERSON

Notice is given that Annie Ruth Anderson, whose address is 4207 Weldon Drive, Temple Hills, MD 20748, was on August 13, 2021 ap-pointed Personal Representative of the estate of Larry D. Anderson, who died on January 6, 2021 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of February, 2022.

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

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

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

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

ANNIE RUTH ANDERSON Personal Representative

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

	Estate No. 119904
140219	(9-2,9-9,9-16)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDITH L. HALL

Notice is given that Laurice Lucas, whose address is 3124 Graceful Road, #316, Silver Spring, MD 20904, was on August 18, 2021 ap-pointed Personal Representative of the estate of Edith L Hall, who died on May 3, 2020 without a will.

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

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS NOTICE OF

PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on October 28, 2021 and will be heard on December 28, 2021. Those licenses are:

Class D, Beer and Wine – 17 BW 72, 17 BW 73, 17 BW 74

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

A virtual hearing will be held via Zoom on Wednesday, October 6, 2021 at 7:00 p.m. and October 13, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director September 2, 2021

(9-9,9-16) 140266

NOTICE

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

Substitute	Trustees/ Plaintiffs

JAMES C. PFARR 12106 Reardon Lane Bowie, MD 20715 Defendant(s).

vs.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-04051

Notice is hereby given this 31st day of August, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12106 Reardon Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 30th day of September. 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 30th day of September, 2021. The report states the purchase

price at the Foreclosure sale to be \$331,000.00.

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

PRINCE GEORGE'S COUNTY

GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 28, 2021

NOTICE IS HEREBY GIVEN: that

applications have been made with

the Board of License Commissioners

for Prince George's County, Mary-

land for the following alcoholic bev-

erage licenses in accordance with

the provisions of the Alcoholic Bev-

TRANSFER

Heeyong Kwan, President/Secre-

tary/Treasurer, for a Class D, Beer

and Wine for the use of Jo Jo Food,

Inc., t/a Laurel Food Mart, 9107 Marshall Avenue, Laurel, 20707

transfer from Jo Jo Food, Inc., t/a

Laurel Food Mart, 9107 Marshall

Avenue, Laurel, 20707, Jae Kwon,

Akash V. Patel, President/Secre-

tary/Treasurer, for a Class A, Beer,

Wine & Liquor for the use of 6017

Parkway, Inc., t/a Parkway Liquors,

6017 Greenbelt Road, College Park,

20740 transfer from Parkway Liquors, Inc., t/a Parkway Liquors,

6017 Greenbelt Road, College Park,

NEW- CLASS B(DD), BEER, WINE AND LIQUOR

Ahktar Nawab, Member/Autho-rized Person, Michael T. Wetherbee,

Jr., Member/Authorized Person, for

a Class B(DD), Beer, Wine and

Liquor for the use of Hospitality

HQ, LLC, t/a Le Fantome, 4501/4555 Woodberry Street,

A virtual hearing will be held via

Zoom at <u>10:00 a.m. on Tuesday,</u> <u>September 28, 2021</u>. 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.

Riverdale Park, 20737.

So Yeong President/Secretary/Treasurer.

Chun,

President/Secretary/Treasurer.

erage Article.

20740,

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

Mahasin El Amin, Clerk

<u>14024</u>3

LEGALS

PETER C. VAN HECKE P.O. Box 1771 Rockville, MD 20849-1771 301-949-4714

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY B. WOOD

Notice is given that Andrew O. Wood, whose address is 408 Feather Rock Dr., Rockville, MD 20850, was on September 3, 2021 appointed Per-sonal Representative of the estate of Nancy B. Wood who died on August 7, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of March, 2022.

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

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

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

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

ANDREW O. WOOD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122067

140310 (9-16,9-23,9-30)

MICHAELA C. MUFFOLETTO Neuberger, Quinn, Gielen, Rubin & Gibber, P.A. One South Street, 27th Floor Baltimore, Maryland 21202 410-332-8534

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF FRANCES R. KEYES

Henri C. deLozier, Jr., P.A. Helfrich & deLozier, LLC 4000 Mitchellville Road, Suite B416 Bowie, Maryland 20716 301-262-1200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELYN ARMSTRONG**

Notice is given that Ricardo D. Armstrong, whose address is 2819 Stonybrook Drive, Bowie, MD 20715, was on July 29, 2021 appointed Personal Representative of the estate of Evelyn Armstrong, who died on March 1, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of January, 2022.

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

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

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

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

> RICARDO D. ARMSTRONG Personal Representative

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

Estate No. 121609

140252 (9-9,9-16,9-23)

Mariela C. D'Alessio Smith, Gildea & Schmidt, LLC 600 Washington Avenue, Suite 200 Towson, MD 21204 410-821-0070

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEFFREY MAURICE STAFFORD

Ralph W Powers Jr 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 SOFIA GRACIA HOLMES

Notice is given that Jared Wesley, whose address is 9702 53rd Avenue, College Park, MD 20740, was on June 4, 2021 appointed Personal Representative of the estate of Sofia Gracia Holmes, who died on May 9, 2021 will 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of December, 2021.

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

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

(2) Two months after the personal 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. Ćlaim forms may be obtained from the Register of Wills.

> JARED WESLEY Personal Representative

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

Estate No. 121094 (9-9,9-16,9-23) <u>140253</u>

Richard D. Lloyd, Esq. LloydLaw 89 Duke Street Prince Frederick, Maryland 20678 410-535-9200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERGESS A. FERGI

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE B. COACHMAN

Notice is given that Barbara Fusilier, whose address is 110 48th Place NE, Washington, DC 20019, was on July 22, 2021 appointed Personal Representative of the estate of Marjorie B. Coachman, who died on May 17, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2022.

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

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

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

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

BARBARA FUSILIER Personal Representative

UPPER MARLBORO, MD 20773-1729

Linda M. Brown Esquire

14405 Laurel Place Suite 316

Laurel, Maryland 20707

240-264-6087

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

LINDA ANN HOWE

Estate No. 121483

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>140254</u>

LEGALS

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

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

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

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

LAURICE LUCAS Personal Representative

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

Estate No. 116944 140223 (9-2,9-9,9-16)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

SPENCER R. TAYLOR Estate No.: 119334

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Alfred J. Szczerbicki for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **November 4, 2021 at** 11:00 A.M.

This hearing may be transferred or ostponed to a subsequent time. Further information, including vir-tual 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

(9-9,9-16)

140265

BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director August 23, 2021

140250

Notice is given that Leslie J. Keyes, whose address is 114 Langdon Farm Circle, Odenton, MD 21113, was on May 18, 2021 appointed Personal Representative of the estate of Frances R. Keyes who died on February 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of November, 2021.

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

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

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

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

LESLIE J. KEYES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120851 140312 (9-16,9-23,9-30)

Notice is given that Donna Stafford, whose address is 10510 Laren Lane, Clinton, MD 20735, was on July 19, 2021 appointed Personal Representative of the estate of Jeffrey Maurice Stafford, who died on March 17, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2022.

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

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

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

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

DONNA STAFFORD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 121356 140255 (9-9,9-16,9-23)

Notice is given that Lisa A. Fergu-son, whose address is 5650 Long Beach Road, St. Leonard, MD 20685, was on August 31, 2021 appointed Personal Representative of the estate of Bergess A. Ferguson who died on July 22, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2022.

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

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

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

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

LISA A. FERGUSON Personal Representative

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

Estate No. 122023

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

140256

Notice is given that Ronald Howe, whose address is 9232 Stream View, Laurel, MD 20723, was on August 3, 2021 appointed Personal Representa-tive of the estate of Linda Ann Howe who died on June 15, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of February, 2022.

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

(1) Six months from the date of the decedent's death, except if the 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 otice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

RONALD HOWE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 121680 140257 (9-9,9-16,9-23)

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

(9-9,9-16)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9946 ROYAL COMMERCE PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Lyle Green, dated December 20, 2013 and recorded in Liber 35598, Folio 533 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 5, 2021 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

> > (9-16,9-23,9-30)

140271

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3924 ELITE STREET BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Lorna Laing, dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,983.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 5, 2021 AT 11:30 AM.

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

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

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

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

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

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

LEGALS

AMENDED NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 10, 2005, a certain Deed of Trust was executed by Dorothy M. Perry as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on October 13, 2005, in Book 23161, Page 696 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 12, 2017, and recorded on May 6, 2017, in Book 39517, Page 257, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 2, 2019, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of August 31, 2021 is \$326,330.88; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on September 28, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: See attached Exhibit A

See attached Exhibit I

Commonly known as:

14009 Reverend Boucher Place, Upper Marlboro, MD 20772

Tax ID: 03-0226712

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

The Secretary of Housing and Urban Development will bid \$326,493.92.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$33,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$33,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided

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

1529 WESLEY ST. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 6, 2005, recorded in Liber 23589, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$145,000.00, 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

OCTOBER 5, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the 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 asser shall not purchase sole and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not express that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall ne tur

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

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(9-16,9-23,9-30)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

129 69TH ST. CAPITOL HEIGHTS, MD 20743

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

SEPTEMBER 28, 2021 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no rule deposit retained by the Purchaser shall have no there deposit retained by the Purchaser shall not be entitled to any surplus proceeds

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

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

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

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

140238

herein. HÛD does not guarantee that the property will be vacant.

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

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

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

Date: August 23, 2021

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: RICHARD E. SOLOMON Richard E. Solomon AIS#9112190178 Cohn, Goldberg & Deutsch, LLC 600 Baltimore Avenue, Suite 208 Towson, MD 21204 410-296-2550 rsolomon@cgd-law.com

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

Exhibit A

Lot 21, in the subdivision known as "Plat Thirty-Three, Villages of Marlborough, Bishops Bequest, Block M. Lots 1 thru 24 and Lots 33 thru 54, and Parcels E, F, G, and H", as per plat recorded in Plat Book NLP 155 at Plat No. 44 among the Land Records of Prince George's County, Maryland.

The improvements there on being known as 14009 Reverend Boucher Place. Tax ID #03-0226712

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



140283

(9-16,9-23,9-30) 140247

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

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

16105 AUDUBON LANE BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Philip Govan, and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an orig-inal interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courtbourge complex_If courtbourge is cleared due to inclement Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on OCTOBER 5, 2021 AT 11:30AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

LEGALS

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

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

3607 STRAWBERRY HILL DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Hubert Jackson, and Cathryn M. Jackson, dated January 5, 2007 and recorded in Liber 27169, Folio 679 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$416,000.00, and an original interest rate of 7.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 21, 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

> > LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2264 PRINCE OF WALES COURT **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Folio 436 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$219,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on OCTOBER 5, 2021 AT 11:30 AM. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase menor at the pate rate from the day of foredesure aution to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

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

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

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

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LEGALS

(9-16,9-23,9-30)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEDRE JONES

Notice is given that Linda Camp-bell-Davis, whose address is 18109 orth Bradshaw Court, Accokeek MD 20607 was on September 1, 2021 appointed personal representative of the small estate of Dedre Jones, who died on July 2, 2021 without a will.

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

All persons having any objection to the appointment 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 Reg-ister 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 dece-dent 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 no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliverv of the notice

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

LINDA CAMPBELL-DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122077 140298 (9-16)

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

(9-16,9-23,9-30)

140197

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH O BOOTH AKA: RUTH OCTOBER BOOTH

Notice is given that Monique E Randall, whose address is 17224 Brook Meadow Lane, Upper Marl-boro, MD 20772 was on August 27, 2021 appointed personal represen-tative of the small estate of Ruth O Booth, who died on August 1, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 ill 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 repre-sentative or file them with the Reg-ister 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 dece-dent 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 no-tice, 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.

MONIQUE E RANDALL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-17	729
Estate No. 12	
140299 (9	9-16)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY T DURHAM

Notice is given that Delores Elizabeth Durham, whose address is 1446 Nova Avenue, Capitol Heights, MD 20743, was on September 2, 2021 appointed personal represen-tative of the small estate of Dorothy T Durham who died on January 13, 2021 with a will.

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

All persons having any objection to the appointment 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 repre-sentative 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.

DELORES ELIZABETH DURHAM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119994 140300 (9-16)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES FRANKLIN TURNER

Notice is given that Shelby Turner, whose address is 728 Haack Place, Largo, MD 20744, was on August 26, 2021 appointed personal representative of the small estate of Charles Franklin Turner who died on July 22, 2021 with a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-lication 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 Reg-ister 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.

SHELBY TURNER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122028 140308 (9-16)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF TYRONE FRANCIS WILLIAMS JR

Notice is given that Jean D Williams, whose address is 9003 Flintwood Court, Fort Washington MD 20744 was on August 26, 2021 appointed personal representative of the small estate of Tyrone Francis Williams Jr, who died on April 7, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills vithin 30 days after the date of publication of this Notice. All persons having an objection to the probate of 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 repre-sentative or file them with the Reg-ister 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 dece-dent 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 no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliverv of the notice.

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

JEAN D WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 121911 140309 (9-16)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 28, 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

Israt Jahan, Member-Manager, for a Class B+, Beer, Wine & Liquor for the use of 24/7 MH Grocery & Restaurant, LLC, t/a 24/7 MH Grocery & Restaurant, 3210 Branch Avenue, Silver Hill, 20748 transfer from Riordans, Inc., t/a Asian Restaurant & Carryout, 3210 Branch Avenue, Silver Hill, 20748, Liping Lin, President/Secretary/Treasurer.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 28, 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 <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Ference Sheppard Director September 8, 2021

140305

(9-16)



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

SMALL ESTATE

<u>140272</u>

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

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

1608 NOVA AVENUE CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust from Waymon Carroll Jr., dated October 23, 2017 and recorded in Liber 40378, Folio 332 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$130,150.00, and an original interest rate of 4.750%, 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 sched-uled, on next day that court sits], on **OCTOBER 5**, 2021 AT 11:30AM.

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

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

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

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

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

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

140330

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 13204 Cleveland Lane, Fort Washington, MD 20744

By virtue of the power and authority contained in a Deed of Trust from DIANTE T. HENSON, dated January 16, 2015 and recorded in Liber 36687 at Folio 090 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 22, 2021 AT 3:10 P.M.

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

Being known and designated as Lot Numbered Twenty (20) in Block Numbered Ten (10) in a subdivision known as "FORT WASHINGTON FOREST" as per plat thereof recorded in Plat Book WWW 41 at page 72 among the Land Records of Prince George's County, Maryland

For informational purposes only: Property Address: 13204 Cleveland Lane, Fort Washington, MD 20744

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

TERMS OF SALE: A deposit of \$20,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

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

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

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

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

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

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 7625 Normandy Road, Landover, MD 20785

By virtue of the power and authority contained in a Deed of Trust from CARL MACK and CORA LEE MACK, dated March 31, 2008 and recorded in Liber 29601 at Folio 180 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 22, 2021 AT 3:05 P.M.

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

Lot numbered Fourteen(14) in Block lettered "C" in the Subdivision known as "Lots 17-38, inclusive, Block A, Lots 17-36 inclusive, Block B, Lots 81-98 inclusive, Block B, Lots 13-38 inclusive, Block C, Section 1, Palmer Park", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 23 at Plat 59. Being in the 13th Election District of Prince George's County, Maryland. The improvements thereon being known as No 7625 Normandy Road, Hyattsville, Maryland 20785.

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

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

(9-16,9-23,9-30) 140204

Auctioneer's Number # A00116

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

140205

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

10302 BIRDIE LANE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kenneth S Nelson and Barrington G. Brown, dated May 4, 2007, and recorded in Liber 27799 at folio 528 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 21, 2021

AT 9:31 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 \$40,000.00 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 assessment for the the unchaser. Condominum fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 deposit to be purchaser. But 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 # 18-600097)

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

140174

(9-2.9-9.9-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1737 VILLAGE GREEN DRIVE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Peter Bamigbade, dated May 10, 2007, and recorded in Liber 29558 at folio 150 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 21, 2021

AT 9:32 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 Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees if the property is purchased by an entity other than annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601429)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(9-2, 9-9, 9-16)140175 (9-2,9-9,9-16)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

8703 CRALEY COURT CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yevette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 21, 2021

AT 9:33 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 Irust. 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.65% 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no ebstrement of interact due to the nurcheser in the outent of the defaulting 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 dis-trict charges to be adjusted for the current year to the date of sale, and astrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall he responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-602172</u>)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

140173

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

September 16 - September 22, 2021 - The Prince George's Post - A13



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COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

The County Council of Prince George's County, Maryland, hereby gives notice of a public hearing on the proposed Council Redistricting Plan, prepared pursuant to Section 305 of the Charter of Prince George's County, Maryland, by the Redistricting Commission and submitted by said Commission to the County Council. Said public hearing will be held:

TUESDAY, SEPTEMBER 28, 2021 5:00 P.M.

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

A summary of the Plan is provided below. The following legal descriptions of the proposed Council district boundaries are visually depicted on respective map documents available for online access at <u>https://pgccouncil.us/326/Redistricting-Commission</u>. In addition, a report and table describing which census blocks and census designated places are assigned to corresponding Council districts may be accessed online at <u>https://pgccouncil.us/326/Redistricting-Commission</u>.

Council District One

District 1 remains the same as in the existing Council districts, except precincts 21-005 and 21-099 are moved from District 1 to District 2.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of nonvisible boundary and I- 495, and proceeding northerly along nonvisible boundary to Green Forest Dr, and proceeding easterly along Green Forest Dr to nonvisible boundary, and proceeding northerly along nonvisible boundary to Sandy Spring Rd, and proceeding southerly along Sandy Spring Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Patuxent Riv, and proceeding southerly along Patuxent Riv to property line, and proceeding westerly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Turtle Trl, and proceeding westerly along Turtle Trl to Laurel Bowie Rd, and proceeding northerly along Laurel Bowie Rd to Powder Mill Rd, and proceeding southerly along Powder Mill Rd to unnamed Ramp, and proceeding southerly along unnamed Ramp to Soil Conservation Rd, and proceeding southerly along Soil Conservation Rd to Beaver Dam Rd, and proceeding westerly along Beaver Dam Rd to Beaverdam Crk, and proceeding westerly along Beaverdam Crk to Indian Crk, and proceeding westerly along Indian Crk to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to I- 95, and proceeding westerly along I- 95 to railroad, and proceeding southerly along railroad to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to un-named Local road, and proceeding easterly along unnamed Local road to Railroad Ave, and proceeding easterly along Railroad Ave to Branchville Rd, and proceeding easterly along Branchville Rd to shoreline, and proceeding southerly along shoreline to nonvisible boundary, and proceeding southerly along nonvisible boundary to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to University Blvd, and proceeding westerly along University Blvd to Rhode Island Ave, and proceeding northerly along Rhode Island Ave to Erie St, and proceeding westerly along Erie St to W City Ave, and proceeding southerly along W City Ave to Cherokee St, and proceeding westerly along Cherokee St to Autoville Dr, and proceeding southerly along Autoville Dr to nonvisible boundary, and proceeding southerly along nonvisible boundary to University Blvd, and proceeding westerly along University Blvd to Little Paint Br, and proceeding northerly along Little Paint Br to Paint Br, and proceeding westerly along Paint Br to I- 495, and proceeding westerly along I- 495 to nonvisible boundary, and proceeding westerly along nonvisible boundary to I- 495, and proceeding westerly along I- 495 to the point of beginning.

Council District Two

District 2 remains the same as in the existing Council districts, except it gains precincts 21-005 and 21-099 from District 1.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of New Hampshire Ave and Eastern Ave NE, and proceeding northerly along New Hampshire Ave to E West Hwy, and proceeding easterly along E West Hwy to nonvisible boundary, and proceeding easterly along nonvisible boundary to University Blvd E, and proceeding westerly along University Blvd E to nonvisible boundary, and proceeding northerly along nonvisible boundary to I- 495, and proceeding easterly along I- 495 to nonvisible boundary, and proceeding easterly along nonvisible boundary to I-495, and proceeding easterly along I- 495 to powerline, and proceeding southerly along powerline to property line, and proceeding westerly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Metzerott Rd, and proceeding westerly along Metzerott Rd to Adelphi Rd, and proceeding southerly along Adelphi Rd to nonvisible boundary, and proceeding easterly along non-visible boundary to Adelphi Rd, and proceeding southerly along Adelphi Rd to Queens Chapel Rd, and proceeding southerly along Queens Chapel Rd to E West Hwy, and proceeding easterly along E West Hwy to 43rd St, and proceeding southerly along 43rd St to Queensbury Rd, and proceeding easterly along Queensbury Rd to 43rd St, and proceeding easterly along Queensbury Rd to 43rd St, and proceeding control of the southerly along ing southerly along 43rd St to nonvisible boundary, and proceeding easterly along nonvisible boundary to Harrison Ave, and proceeding easterly along Harrison Ave to W City Ave, and proceeding southerly along W City Ave to nonvisible boundary, and proceeding easterly along nonvisible boundary to Csx RR, and proceeding southerly along Csx RR to railroad, and proceeding southerly along railroad to Csx RR, and proceeding southerly along Csx RR to Eastern Ave, and proceeding northerly along Eastern Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to Eastern Ave NE, and proceeding westerly along Eastern Ave NE to the point of beginning.

LEGALS

proceeding westerly along John Hanson Hwy to Amtrak RR, and proceeding southerly along Amtrak RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to Barton Rd, and proceeding westerly along Barton Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding westerly along property line to Warner Ave, and proceeding northerly along Warner Ave to Allison St, and proceeding northerly along Allison St to 68th Pl, and proceeding westerly along 68th Pl to unnamed Local road, and proceeding northerly along unnamed Local road to Annapolis Rd, and proceeding westerly along Annapolis Rd to Baltimore Washington Pkwy, and proceeding northerly along Baltimore Washington Pkwy to nonvisible boundary, and proceeding westerly along nonvisible boundary to Carters Ln, and proceeding westerly along Carters Ln to Kenilworth Ave, and proceeding southerly along Kenilworth Ave to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along shoreline to nonvisible boundary, and proceeding westerly along nonvisible boundary to Riverside Dr, and proceeding westerly along Riverside Dr to Taylor Rd, and proceeding westerly along Taylor Rd to Lafayette Pl, and proceeding northerly along Lafayette Pl to property line, and pro-ceeding westerly along property line to nonvisible boundary, and proceeding westerly along nonvisible boundary to W City Ave, and proceeding northerly along W City Ave to Harrison Ave, and proceeding westerly along Harrison Äve to nonvisible boundary, and proceeding westerly along nonvisible boundary to 43rd St, and proceeding northerly along 43rd St to Queensbury Rd, and proceeding westerly along Queensbury Rd to 43rd St, and proceeding northerly along 43rd St to E West Hwy, and proceeding westerly along E West Hwy to Queens Chapel Rd, and proceeding northerly along Queens Chapel Rd to Adelphi Rd, and proceeding northerly along Adelphi Rd to nonvisible boundary, and pro-ceeding westerly along nonvisible boundary to Adelphi Rd, and proceeding northerly along Adelphi Rd to the point of beginning.

Council District Four

District 4 remains the same as in the existing Council districts, except it gains precinct 20-009 from District 3.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of railroad and nonvisible boundary, and proceeding northerly along railroad to I-95, and proceeding easterly along I- 95 to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Indian Crk, and proceeding northerly along Indian Crk to Beaverdam Crk, and proceeding easterly along Beaverdam Crk to Beaver Dam Rd, and proceeding southerly along Beaver Dam Rd to Soil Conservation Rd, and proceeding northerly along Soil Conservation Rd to unnamed Ramp, and proceeding northerly along unnamed Ramp to Powder Mill Rd, and proceeding easterly along Powder Mill Rd to Laurel Bowie Rd, and proceeding easterly along Laurel Bowie Rd to Turtle Trl, and proceeding easterly along Turtle Trl to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding easterly along property line to Patuxent Riv, and pro-ceeding easterly along Patuxent Riv to shoreline, and proceeding southerly along shoreline to stream/river, and proceeding westerly along stream/river to Claggett Landing Rd, and proceeding westerly along Claggett Landing Rd to unnamed Local road, and proceeding westerly along unnamed Local road to Crain Hwy, and proceeding southerly along Crain Hwy to Leeland Rd, and proceeding westerly along Leeland Rd to Conrail RR, and proceeding northerly along Conrail RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to unnamed Local road, and proceeding westerly along unnamed Local road to nonvisible boundary, and proceeding northerly along nonvisible boundary to Church Rd, and proceeding northerly along Church Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to unnamed Ramp, and proceeding westerly along unnamed Ramp to nonvisible boundary, and proceeding northerly along nonvisible boundary to Church Rd, and proceeding northerly along Church Rd to I- 595, and proceeding easterly along I- 595 to Conrail RR, and proceeding northerly along Conrail RR to nonvisible boundary, and proceeding westerly along nonvisible boundary to Old Stage Rd, and proceeding westerly along Old Stage Rd to Church Rd, and proceeding westerly along Church Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Chapel Glebe Ct, and proceed ing northerly along Chapel Glebe Ct to Woodmore North Blvd, and proceeding easterly along Woodmore North Blvd to Church Rd, and proceeding northerly along Church Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Annapolis Rd, and proceeding westerly along Annapolis Rd to unnamed Local road, and proceeding southerly along unnamed Local road to Annapolis Rd, and proceeding southerly along Annapolis Rd to nonvisible boundary, and proceeding westerly along nonvisible boundary to Annapolis Rd, and proceeding westerly along Annapolis Rd to Glenn Dale Rd, and proceed-ing northerly along Glenn Dale Rd to Electric Ave, and proceeding westerly along Electric Ave to Walnut Ave, and proceeding northerly along Walnut Ave to Maryland St, and proceeding northerly along Maryland St to nonvisible boundary, and proceeding northerly along nonvisible boundary to Maryland St, and proceeding westerly along Maryland St to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding westerly along shoreline to Folly Branch Tributary, and proceeding northerly along Folly Branch Tributary to Lanham Severn Rd, and proceeding easterly along Lanham Severn Rd to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to Good Luck Rd, and proceeding southerly along Good Luck Rd to Cipriano Rd, and proceeding northerly along Cipriano Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along property line to nonvisible boundary, and proceeding southerly along nonvisible boundary to Hanover Pkwy, and proceeding southerly along Hanover Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to I- 95, and proceeding northerly along I- 95 to Baltimore Washington Pkwy, and proceeding westerly along Baltimore Washington Pkwy to Good Luck Rd, and proceeding westerly along Good Luck Rd to Kenilworth Ave, and proceeding northerly along Kenilworth Ave to Greenbelt Rd, and proceeding westerly along Greenbelt Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along shoreline to Branchville Rd, and proceeding westerly along Branchville Rd to Railroad Ave, and proceeding westerly along Railroad Ave to unnamed Local road, and proceeding westerly along unnamed Local road to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding westerly along nonvisible boundary to the point of beginning.

LEGALS

boundary, and proceeding easterly along nonvisible boundary to Annapolis Rd, and proceeding easterly along Annapolis Rd to Enterprise Rd, and proceeding southerly along Enterprise Rd to Lottsford Rd, and proceeding westerly along Lottsford Rd to Landover Rd, and proceeding westerly along Landover Rd to I- 95, and proceeding southerly along I-95 to Arena Dr, and proceeding westerly along Arena Dr to I-95, and proceeding southerly along I-95 to Central Ave, and proceeding westerly along Central Ave to unnamed Local road, and proceeding northerly along unnamed Local road to Central Ave, and proceeding westerly along Central Ave to Hill Rd, and proceeding northerly along Hill Rd to Martin Luther King Jr Hwy, and proceeding westerly along Martin Luther King Jr Hwy to Booker Dr, and proceeding westerly along Booker Dr to Martin Luther King Jr Hwy, and proceeding southerly along Martin Luther King Jr Hwy to property line, and proceeding westerly along property line to Jefferson Heights Dr, and proceeding westerly along Jefferson Heights Dr to nonvisible boundary, and proceeding westerly along nonvisible boundary to Addison Rd, and proceeding easterly along Addison Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Field St, and proceeding westerly along Field St to 62nd St, and proceeding southerly along 62nd St to property line, and proceeding southerly along property line to 62nd Ave, and proceeding southerly along 62nd Ave to Eastern Ave NE, and proceeding northerly along Eastern Ave NE to nonvisible boundary, and proceeding northerly along nonvisible boundary to Eastern Ave, and proceeding westerly along Eastern Ave to the point of beginning.

Council District Six

District 6 remains the same as in the existing Council districts, except that it gives up precincts 06-005 and 06-011 in District Heights to District

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Henson Creek Tributary and Suitland Pkwy, and proceeding easterly along Henson Creek Tributary to Hil Mar Dr, and proceeding easterly along Hil Mar Dr to Walters Ln, and proceeding northerly along Walters Ln to Marlboro Pike, and proceeding westerly along Marlboro Pike to property line, and proceeding northerly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Southwest Br, and proceeding westerly along Southwest Br to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Wintergreen Ave, and proceeding southerly along Wintergreen Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to powerline, and proceeding northerly along powerline to Walker Mill Rd, and proceeding westerly along Walker Mill Rd to Pine Grove Rd, and proceeding westerly along Pine Grove Rd to Addison Rd S, and proceeding northerly along Addison Rd S to Wilburn Dr, and proceeding easterly along Wilburn Dr to Cabin Br, and proceeding northerly along Cabin Br to Cabin Branch Tributary, and proceeding northerly along Cabin Branch Tributary to Cabin Br, and proceeding northerly along Cabin Br to Central Ave, and proceeding easterly along Central Ave to unnamed Local road, and proceeding southerly along unnamed Local road to Central Ave, and proceeding easterly along Central Ave to I- 95, and proceeding northerly along I- 95 to Arena Dr, and proceeding easterly along Arena Dr to I- 95, and proceeding northerly along I- 95 to Landover Rd, and proceeding easterly along Rd, and proceeding easterly along Rd dover Rd to Lottsford Rd, and proceeding northerly along Lottsford Rd to Enterprise Rd, and proceeding northerly along Enterprise Rd to Annapolis Rd, and proceeding easterly along Annapolis Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Annapolis Rd, and proceeding northerly along Annapolis Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Church Rd, and proceeding southerly along Church Rd to Woodmore North Blvd, and proceeding westerly along Woodmore North Blvd to Chapel Glebe Ct, and proceeding southerly along Chapel Glebe Ct to nonvisible boundary, and proceeding southerly along nonvisible boundary to Church Rd, and proceeding easterly along Church Rd to Old Stage Rd, and proceeding easterly along Old Stage Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Conrail RR, and proceeding southerly along Conrail RR to I- 595, and proceeding west-erly along I- 595 to Church Rd, and proceeding southerly along Church Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to unnamed Ramp, and proceeding easterly along unnamed Ramp to nonvisible boundary, and proceeding easterly along nonvisible boundary to Church Rd, and proceeding southerly along Church Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to unnamed Local road, and proceeding easterly along unnamed Local road to nonvisible boundary, and proceeding easterly along nonvisible boundary to Conrail RR, and proceeding southerly along Conrail RR to Leeland Rd, and proceeding southerly along Leeland Rd to Crain Hwy, and proceeding southerly along Crain Hwy to Marlboro Pike, and proceeding westerly along Marlboro Pike to Western Br, and proceeding northerly along Western Br to Federal Spring Br, and proceeding west-erly along Federal Spring Br to Old Marlboro Pike, and proceeding west-erly along Cold Marlboro Pike, and proceeding westerly along Old Marlboro Pike to Ritchie Marlboro Rd, and proceeding southerly along Ritchie Marlboro Rd to Pennsylvania Ave, and proceeding westerly along Pennsylvania Ave to Dower House Rd, and proceeding southerly along Dower House Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Pennsylvania Ave, and proceeding northerly along Pennsylvania Ave to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to Allentown Rd, and proceeding westerly along Allentown Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Forestville Rd, and proceeding northerly along Forestville Rd to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to Henson Creek Tributary, and proceeding northerly along Henson Creek Tributary to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to the point of beginning.

Council District Three

District 3 remains the same as in the existing Council districts, except it loses precinct 20-009 to District 4.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Metzerott Rd and Adelphi Rd, and proceeding easterly along Metzerott Rd to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding easterly along property line to powerline, and proceeding northerly along powerline to I- 495, and proceeding easterly along I- 495 to Paint Br, and proceeding southerly along Paint Br to Little Paint Br, and proceeding southerly along Little Paint Br to University Blvd, and proceeding easterly along University Blvd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Autoville Dr, and proceeding northerly along Autoville Dr to Cherokee St, and proceeding easterly along Cherokee St to W City Ave, and proceeding northerly along W City Ave to Erie St, and proceeding easterly along Erie St to Rhode Island Ave, and proceeding southerly along Rhode Island Ave to University Blvd, and proceeding easterly along University Blvd to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to Kenilworth Ave, and proceeding southerly along Kenilworth Ave to Good Luck Rd, and proceeding easterly along Good Luck Rd to Baltimore Washington Pkwy, and proceeding northerly along Baltimore Washington Pkwy to I- 95, and proceeding southerly along I- 95 to Good Luck Rd, and proceeding easterly along Good Luck Rd to Hanover Pkwy, and proceeding northerly along Hanover Pkwy to nonvisible boundary, and proceeding easterly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to unnamed Local road, and proceeding southerly along unnamed Local road to Cipriano Rd, and proceeding southerly along Cipriano Rd to Good Luck Rd, and proceeding easterly along Good Luck Rd to Greenbelt Rd, and proceeding easterly along Greenbelt Rd to Lanham Severn Rd, and proceeding westerly along Lanham Severn Rd to Folly Branch Tributary, and proceeding southerly along Folly Branch Tributary to shoreline, and proceeding westerly along shoreline to nonvisible boundary, and proceeding southerly along nonvisible boundary to Lincoln Ave, and proceeding southerly along Lincoln Ave to Crescent Ave, and proceeding southerly along Crescent Ave to Elm St, and proceeding westerly along Elm St to Baltimore Ln, and proceeding southerly along Baltimore Ln to Annapolis Rd, and proceeding westerly along Annapolis Rd to I- 95, and proceeding southerly along I- 95 to Annapolis Rd, and proceeding westerly along Annapolis Rd to I- 95, and proceeding southerly along I- 95 to property line, and proceeding southerly along property line to railroad, and proceeding westerly along railroad to property line, and proceeding easterly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to Garden City Dr, and proceeding westerly along Garden City Dr to John Hanson Hwy, and

Council District Five

District 5 is unchanged from the existing Council Districts

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Csx RR and Eastern Ave, and proceeding northerly along Csx RR to railroad, and proceeding northerly along railroad to Csx RR, and proceeding northerly along Csx RR to property line, and proceeding easterly along property line to Lafayette Pl, and proceeding southerly along Lafayette Pl to Taylor Rd, and proceeding easterly along Taylor Rd to Riverside Dr, and proceeding easterly along Riverside Dr to nonvisible boundary, and proceeding easterly along nonvisible boundary to shoreline, and proceeding southerly along shoreline to nonvisible boundary, and proceeding easterly along nonvisible boundary to Kenilworth Ave, and proceeding northerly along Kenilworth Ave to Carters Ln, and proceeding easterly along Carters Ln to nonvisible boundary, and proceeding easterly along nonvisible boundary to Baltimore Washington Pkwy, and proceeding southerly along Baltimore Washington Pkwy to Annapolis Rd, and proceeding easterly along Annapolis Rd to unnamed Local road, and proceeding southerly along unnamed Local road to 68th Pl, and proceeding southerly along 68th Pl to Allison St, and proceeding southerly along Al lison St to Warner Ave, and proceeding southerly along Warner Ave to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Barton Rd, and proceeding easterly along Barton Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to Amtrak RR, and proceeding easterly along Amtrak RR to John Hanson Hwy, and proceeding easterly along John Hanson Hwy to Garden City Dr, and proceeding northerly along Garden City Dr to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding westerly along property line to railroad, and proceeding easterly along railroad to property line, and proceeding northerly along property line to I- 95, and proceeding northerly along I- 95 to Annapolis Rd, and proceeding easterly along Annapolis Rd to I-95, and proceeding northerly along I- 95 to Annapolis Rd, and proceeding easterly along Annapolis Rd to Baltimore Ln, and proceeding easterly along Baltimore Ln to Elm St, and proceeding easterly along Elm St to Crescent Ave, and proceeding northerly along Crescent Ave to Lincoln Ave, and proceeding northerly along Lincoln Ave to Maryland St, and proceeding easterly along Maryland St to nonvisible boundary, and proceeding southerly along nonvisible boundary to Maryland St, and proceeding southerly along Maryland St to Walnut Ave, and proceeding southerly along Walnut Ave to Electric Ave, and proceeding easterly along Electric Ave to Glenn Dale Rd, and proceeding southerly along Glenn Dale Rd to Annapolis Rd, and proceeding easterly along Annapolis Rd to nonvisible

Council District Seven

District 7 remains the same as in the existing Council districts, except that it takes precincts 06-005 and 06-011 in District Heights from District 7

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of Southern Ave SE and Owens Rd, and proceeding easterly along Southern Ave SE to nonvisible boundary, and proceeding easterly along nonvisible boundary to Southern Ave SE, and proceeding easterly along Southern Ave SE to nonvisible boundary, and proceeding easterly along nonvisible boundary to Southern Ave, and proceeding northerly along Southern Ave to nonvisible boundary, and proceeding northerly along nonvisible boundary to Eastern Ave NE, and proceeding northerly along Eastern Ave NE to 62nd Ave, and proceeding northerly along 62nd Ave to property line, and proceeding northerly along property line to 62nd St, and proceeding northerly along 62nd St to Field St, and proceeding easterly along Field St to nonvisible boundary, and proceeding northerly along nonvisible boundary to Addison Rd, and proceeding northerly along Addison Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Jefferson Heights Dr, and proceeding easterly along Jefferson Heights Dr to property line, and proceeding easterly along property line to Martin Luther King Jr Hwy, and proceeding northerly along Martin Luther King Jr Hwy to Booker Dr, and proceeding easterly along Booker Dr to Martin Luther King Jr Hwy, and proceeding northerly along Martin Luther King Jr Hwy to Hill Rd, and proceeding southerly along Hill Rd to Central Ave, and proceeding westerly along Central Ave to Cabin Br, and proceeding southerly along Cabin Br to Cabin Branch Tributary, and proceeding southerly along Cabin Branch Tributary to Cabin Br, and proceeding southerly along Cabin Br to Wilburn Dr, and proceeding westerly along Wilburn Dr to Addison Rd S, and proceeding southerly along Addison Rd S to Pine Grove Rd, and proceeding easterly along Pine Grove Rd to Walker Mill Rd, and proceeding northerly along Walker Mill Rd to powerline, and proceeding southerly along powerline to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to Wintergreen Ave, and proceeding northerly along Wintergreen Ave to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to Southwest Br, and proceeding easterly along Southwest Br to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding southerly along property line to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to Marlboro Pike, and proceeding easterly along Marlboro Pike to Walters Ln, and proceeding southerly along Walters Ln to Hil Mar Dr, and proceeding westerly along Hil Mar Dr to Henson Creek Tributary, and proceeding southerly along Henson Creek Tributary to Suitland Pkwy, and proceeding easterly along Suitland Pkwy to Henson Creek Tributary, and proceeding southerly along Henson Creek Tributary to Suitland Pkwy, and proceeding easterly along Suitland Pkwy to Forestville Rd, and proceed-

(Continued to Page A15)

(Continued from Page A14)

ing southerly along Forestville Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Allentown Rd, and proceeding westerly along Allentown Rd to unnamed Local road, and proceeding northerly along unnamed Local road to Allentown Rd, and proceeding easterly along Allentown Rd to nonvisible boundary, and proceeding westerly along nonvisible boundary to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding northerly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding easterly along nonvisible boundary to John St, and proceeding easterly along John St to property line, and proceeding westerly along property line to unnamed Local road, and proceeding northerly along unnamed Local road to property line, and proceeding northerly along property line to Randolph Rd, and proceeding easterly along Randolph Rd to Suitland Rd, and proceeding northerly along Suitland Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to property line, and proceeding westerly along property line to Skyline Dr, and proceeding westerly along Skyline Dr to Suitland Rd, and proceeding northerly along Suitland Rd to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding northerly along Elmendorf Dr to Suitland Rd, and proceeding northerly along Suitland Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Suitland Rd, and proceeding northerly along Suitland Rd to Suitland Pkwy, and proceeding westerly along Suitland Pkwy to nonvisible boundary, and proceeding westerly along nonvisible boundary to powerline, and proceeding westerly along powerline to nonvisible boundary to powerline, and proceeding westerly along powerline to nonvisible boundary, and proceeding westerly along nonvisible boundary to Branch Ave, and proceeding easterly along Branch Ave to Henson Crk, and proceeding southerly along Henson Crk to I- 95, and proceeding westerly along I- 95 to Temple Hill Rd, and proceeding northerly along Temple Hill Rd to St Barnabas Rd, and proceeding west ended to St Barnabas Rd, and proceeding west erly along St Barnabas Rd to Wheeler Rd, and proceeding westerly along Wheeler Rd to Owens Rd, and proceeding westerly along Owens Rd to the point of beginning.

Council District Eight

District 8 is unchanged from the current Council Districts.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of shoreline and nonvisible boundary, and proceeding easterly along shoreline to nonvisible boundary, and proceeding easterly along nonvisible boundary to shoreline, and proceeding easterly along shoreline to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along shoreline to nonvisible boundary, and proceeding northerly along nonvisible boundary to shoreline, and proceeding northerly along shoreline to nonvisible boundary, and proceeding easterly along nonvisible boundary to Southern Ave SE, and proceeding easterly along Southern Ave SE to Owens Rd, and proceeding easterly along Owens Rd to Wheeler Rd, and proceeding southerly along Wheeler Rd to St Barnabas Rd, and proceeding northerly along St Barnabas Rd to Temple Hill Rd, and proceeding southerly along Temple Hill Rd to I-95, and proceeding easterly along I- 95 to Henson Crk, and proceeding northerly along Henson Crk to Branch Ave, and proceeding westerly along Branch Ave to nonvisible boundary, and proceeding easterly along nonvisible boundary to powerline, and proceeding easterly along powerline to nonvisible boundary, and proceeding easterly along nonvisible boundary to Suitland Pkwy, and proceeding easterly along Suitland Pkwy to Suitland Rd, and proceeding southerly along Suitland Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Suitland Rd, and proceeding southerly along Suitland Rd to Elmendorf Dr, and proceeding westerly along Elmendorf Dr to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding westerly along property line to Suitland Rd, and proceeding southerly along Suitland Rd to Skyline Dr, and proceeding easterly along Skyline Dr to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding southerly along nonvisible boundary to Suitland Rd, and proceeding southerly along Suitland Rd to Randolph Rd, and proceeding westerly along Randolph Rd to property line, and proceeding southerly along property line to unnamed Local road, and proceeding southerly along unnamed Local road to property line, and proceeding southerly along property line to John St, and proceeding westerly along John St to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding westerly along property line to nonvisible boundary, and proceeding southerly along nonvisible boundary to property line, and proceeding easterly along property line to nonvisible boundary, and proceeding southerly along nonvisible boundary to Allentown Rd, and proceeding westerly along Allentown Rd to unnamed Local road, and proceeding southerly along unnamed Local road to Allentown Rd, and proceeding easterly along Allentown Rd to nonvisible boundary, and proceeding easterly along nonvisible boundary to Allentown Rd, and proceeding easterly along Allentown Rd to Suitland Pkwy, and proceed-ing easterly along Suitland Pkwy to Pennsylvania Ave, and proceeding southerly along Pennsylvania Ave to unnamed Local road, and proceeding southerly along unnamed Local road to Dower House Rd, and proceeding southerly along Dower House Rd to Dower House Rd W, and proceeding westerly along Dower House Rd W to nonvisible boundary, and proceeding southerly along nonvisible boundary to Leapley Rd, and proceeding southerly along Leapley Rd to nonvisible boundary, and pro-ceeding southerly along nonvisible boundary to Foxley Rd, and proceeding southerly along Foxley Rd to nonvisible boundary, and proceeding southerly along nonvisible boundary to Old Alexandria Ferry Rd, and proceeding westerly along Old Alexandria Ferry Rd to unnamed Ramp, and proceeding northerly along unnamed Ramp to Branch Ave, and proceeding northerly along Branch Ave to Meetinghouse Br, and proceeding southerly along Meetinghouse Br to Tinkers Crk, and proceeding southerly along Tinkers Crk to Steed Rd, and proceeding westerly along Steed Rd to Allentown Rd, and proceeding westerly along Allentown Rd to Old Fort Rd, and proceeding southerly along Old Fort Rd to Liv-ingston Rd, and proceeding northerly along Livingston Rd to unnamed Local road, and proceeding westerly along unnamed Local road to In-dian Head Hwy, and proceeding southerly along Indian Head Hwy to Piscataway Crk, and proceeding southerly along Piscataway Crk to shoreline, and proceeding westerly along shoreline to nonvisible boundary, and proceeding westerly along nonvisible boundary to the point of beginning.

LEGALS

an opportunity to express their views concerning the proposed Council Redistricting Plan.

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 no-tice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eCom-ment portal at: <u>https://pgccouncil.us/Speak</u>. 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

> > (9-16,9-23)

ATTEST: Donna J. Brown Clerk of the Council

140316

Call 301-627-0900 for a quote.

LEGALS

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

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

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

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

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

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

<u>YEAR</u>	MAKE	MODEL	<u>VIN</u>
1997	JEEP	CHEROKEE	1J4FJ68S8VL565614
2013	HONDA	CIVIC	19XFB2F81DE202307
2006	ACURA	TSX	JH4CL96896C021697
2008	DODGE	CALIBER	1B3HB48B38D552608
2010	FORD	TRANSIT	NM0LS7DN7AT024380
140317			(9-16)

The following vehicle(s) have been taken into custody by the Revenue Authoritv of I nce George's County Abandon Vehicle Unit for violation

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 7820 Hanover Parkway, #102, Greenbelt, MD 20770-2610

By virtue of the power and authority contained in a Deed of Trust from JEÁNNE V. FIELDS, dated January 27, 2003 and recorded in Liber 16952 at Folio 723 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, SEPTEMBER 22, 2021 AT 3:00 P.M.

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

Unit numbered 404 in a Horizontal Property Regime known as "Greenbriar Condominium - Phase II," established by a Condominium Declaration dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 790 and as shown on a plat of Condominium Subdivision entitled "Greenbriar Condominium - Phase II" recorded in plat book CEC 93 at plats 20 through 27, inclusive, among the land records of Prince George's County, Maryland.

TOGETHER WITH the facilities and other appurtenances to said unit, which unit and appurtenances have been more specifically defined in the Declaration aforesaid, and including the fee in an undivided interest in the common elements of said Regime appurtenant to said units as such interest is set out and defined in the said Declaration as the same may be lawfully revised or amended from time to time. Said property being in the 21st Election District

TOGETHER WITH all the rights and subject to the obligations contained in Declaration of covenants dated November 11, 1974 and recorded November 14, 1974 in Liber 4435 at folio 623, and dated July 15, 1975 and recorded December 12, 1975 in Liber 4564 at folio 762.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

Council District Nine

District 9 is unchanged from the current Council Districts.

All of that portion of Prince George's County bounded and described as follows: Beginning at the point of intersection of nonvisible boundary and Mattawoman Crk, and proceeding easterly along nonvisible boundary to shoreline, and proceeding easterly along horivisible bound-ary to shoreline, and proceeding easterly along shoreline to Piscataway Crk, and proceeding easterly along Piscataway Crk to Indian Head Hwy, and proceeding northerly along Indian Head Hwy to unnamed Local road, and proceeding easterly along unnamed Local road to Livingston Rd, and proceeding easterly along Livingston Rd to Old Fort Rd, and proceeding northerly along Old Fort Rd to Allentown Rd, and proceeding easterly along Allentown Rd to Steed Rd, and proceeding easterly along Steed Rd to Tinkers Crk, and proceeding easterly along Tinkers Crk to Meetinghouse Br, and proceeding easterly along Meetinghouse Br to Branch Ave, and proceeding southerly along Branch Ave to un-named Ramp, and proceeding southerly along unnamed Ramp to Old Alexandria Ferry Rd, and proceeding easterly along Old Alexandria Ferry Rd to nonvisible boundary, and proceeding easterly along nonvis-like boundary to Forder Rd. ible boundary to Foxley Rd, and proceeding easterly along Foxley Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Leapley Rd, and proceeding northerly along Leapley Rd to nonvisible boundary, and proceeding northerly along nonvisible boundary to Dower House Rd W, and proceeding easterly along Dower House Rd W to Dower House Rd, and proceeding northerly along Dower House Rd to Pennsylvania Ave, and proceeding easterly along Pennsylvania Ave to Ritchie Marlboro Rd, and proceeding northerly along Ritchie Marlboro Rd to Old Marlboro Pike, and proceeding easterly along Old Marlboro Pike to Federal Spring Br, and proceeding easterly along Fed-Marlboro Pike to Federal Spring Br, and proceeding easterly along Fed-eral Spring Br to Western Br, and proceeding southerly along Western Br to Marlboro Pike, and proceeding easterly along Marlboro Pike to Crain Hwy, and proceeding northerly along Crain Hwy to unnamed Local road, and proceeding easterly along unnamed Local road to Claggett Landing Rd, and proceeding easterly along Stream/river to shore-line, and proceeding northerly along stream/river to shore-line, and proceeding northerly along shoreline to Patuxent Riv, and pro-ceeding southerly along Patuxent Riv to nonvisible boundary, and proceeding easterly along on the shore boundary to Swanson Crk, and proceeding easterly along nonvisible boundary to Swanson Crk, and proceeding westerly along Swanson Crk to stream/river, and proceeding westerly along stream/river to nonvisible boundary, and proceeding westerly along nonvisible boundary to Mattawoman Crk, and proceeding westerly along Mattawoman Crk to the point of beginning.

The proposed Plan, pursuant to the Charter of Prince George's County, Maryland, establishes nine Council Districts. Except for at-large Candidates, Candidates for Council must reside in one of the proposed districts and will be elected by the voters of that district only.

The purpose of said public hearing is to afford all interested persons

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: 09/23/2021

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

2011 FORD TRANSIT NM0LS7AN3BT074196 2006 CHEVROLET HHR 3GNDA13D06S611447 2013 INFINITY G37 PA HVZ5430 JN1CV6AR0DM760641 2002 VOLKSWAGEN IETTA MD 7EG4480 3VWSK69M42M178647 1996 SUBARU LEGACY MD 783M693 4S3BK4553T7307334 2006 BMW 330XI WBAVD33586KV67571 1993 INTERNATIONAL TRAILER MD 240062X 1ZFUF1010PB003471 TRAILER

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

1999 LINCOLN CONTINENTAL 2017 NISSAN VERSA

1LNHM97V4XY609757 3N1CN7AP6HL858819 140206

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

2002	CADILLAC	DTS			1G6KD54Y21U118879
2006	NISSAN	ALTIMA			1N4BA41E56C826055
2014	FORD	ESCAPE	MD	8DM1281	1FMCU0J93EUE21446
2010	GMC	TERRIAN	MD	262803T	2CTALBEW3A6239639
2018	KIA	SPORTAGE			KNDPMCAC4J7371569
2006	INFINITI	G35	MD	4DB0831	JNKCV51F06M615839
2015	CHRYSLER	200			1C3CCCABXFN704003
2000	CHRYSLER	TOWN &	DC		1C4GP64L3YB544042
		COUNTRY			
2003	SATURN	L200	VA	USF4971	1G8JU54F03Y543658
2001	DIAMOND	TRAILER	MD	894790G	46UFU101X11076499
2003	VOLKSWAG	EN PASSAT			WVWPD63B43P267320

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

1N4AL11D26N309246 2006 NISSAN ALTIMA MD 5EE4171 2006 CHEVROLET TRAILBLAZER MD 741M489 1GNDT13S762110592 1993 YAMAHA FJ 1200 Z59451 JYA4CRE05PA003174 VA 2001 MERCEDES BENZ CLK430 WDBLJ70G31T086743

to the real property.

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

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

ADVERTISE HERE

Contact Brenda Boice for information 301-627-0900 bboice@pgpost.com

140319

(9-16)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

150 JOYCETON TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 31, 2012, recorded in Liber 34164, Folio 582 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,000.00, 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

OCTOBER 5, 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 \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE 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 perior 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the 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 shall have n

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

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www.alexcooper.com

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9262 CHERRY LN., UNIT #42 LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated April 3, 2014, recorded in Liber 35864, Folio 370 among the Land Records of Prince George's County, MD, with an original principal balance of \$223,500.00, 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

OCTOBER 5, 2021 AT 11:07 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 9262-42 in Building Numbered Seven (7) on Master Plat entitled, "Phase II, Cherry View Park 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 \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. 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 there Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability

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(9-16,9-23,9-30)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6707 MUNSEY ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated January 30, 2007, recorded in Liber 27472, Folio 530 among the Land Records of Prince George's County, MD, with an original principal balance of \$262,500.00, 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

OCTOBER 5, 2021 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the porperty, 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 liqu

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(9-16,9-23,9-30)

(9-16,9-23,9-30)

LEGALS

LEGALS



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2704 AFTON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 20, 2014, recorded in Liber 35897, Folio 113 among the Land Records of Prince George's County, MD, with an original principal balance of \$199,500.00, 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

OCTOBER 5, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale. including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination 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 rotum of the donori without intervet. If nuchaser fails to exit shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 341679-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

936 LAKE OVERLOOK DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated May 30, 2007, recorded in Liber 28104, Folio 548 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, 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

OCTOBER 5, 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 \$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 to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 342250-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1606 ROBERT LEWIS AVE. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 21, 2007, recorded in Liber 29867, Folio 324 among the Land Records of Prince George's County, MD, with an original principal balance of \$277,000.00, 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

OCTOBER 5, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event aditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser 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 there Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resultin

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

(9-16,9-23,9-30) 140278

(9-16,9-23,9-30) 140279

(9-16,9-23,9-30)

140277

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

2509 BRANDY LN. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26658, Folio 168 among the Land Records of Prince George's County, MD, with an original principal balance of \$504,000.00, 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

OCTOBER 5, 2021 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any

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

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140280

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

4403 BIRCHTREE LN. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 13, 2007, recorded in Liber 27451, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 5, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall not be entitled to any surplus proceeds resulting from said resale event fsuch apurchaser shall have no further liability. The defaulted purchaser shall not be entitled

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

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

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<u>^</u>

(9-16,9-23,9-30) 140282

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

8303 CANNING TERR. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated August 1, 2007, recorded in Liber 28608, Folio 43 among the Land Records of Prince George's County, MD, with an original principal balance of \$286,000.00, 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

OCTOBER 5, 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, 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be assorts of all losses occasioned by the purchaser shall not event will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not purchaser shall have no further liability. The defaulted purchaser shall not event of the deposit without int

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

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(9-16,9-23,9-30)

LEGALS

(9-16,9-23,9-30)

140281

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue Suite 800 McCabe, Weisberg & Conway, LLC

LEGALS

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

LEGALS

Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

8624 CUNNINGHAM DRIVE BERWYN HEIGHTS, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Larry Lee Sweeney, dated September 13, 2013, and recorded in Liber 35338 at folio 359 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

OCTOBER 5, 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 \$15,000.00 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 distric charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum 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. Purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees.

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

Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

8921 TOWN CENTER CIR # 210 UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Cheryl A. King, dated August 26, 2006, and recorded in Liber 27819 at folio 548 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

OCTOBER 5, 2021

AT 9:31 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 \$19,000.00 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 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. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser shall be rorelosure sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall have no further claim against the Substitute Trustees.

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

3728 SWANN ROAD SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Alejandra C. Zuniga and Donald R. Stonesifer III, dated December 26, 2015, and recorded in Liber 37985 at folio 325 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 Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

SEPTEMBER 21, 2021

AT 9:36 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 \$18,000.00 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. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser 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. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>19-603111</u>)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland



NOTICE

IN THE MATTER OF: Mary Theresa Proctor

FOR THE CHANGE OF NAME TO: Elizabeth Romaine Harley

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-09571

A petition has been filed to change the name of Mary Theresa Proctor to Elizabeth Romaine Harley. The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140286 (9-16)

NOTICE

IN THE MATTER OF: Duncon James Solomons

FOR THE CHANGE OF NAME TO: **Edward Solomon**

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-09585

A petition has been filed to change name of Duncon James Solomons to Edward Solomon. The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140287 (9-16)

NOTICE

IN THE MATTER OF: Lois Ajoh Awum

FOR THE CHANGE OF NAME TO: Lois Awum Murphy

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-09670

A petition has been filed to change the name of Lois Ajoh Awum to Lois Awum Murphy. The latest day by which an objec-

tion to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>(9-16)</u> 140288

NOTICE

IN THE MATTER OF: Jalen DeMarko Wright-Sherman

FOR THE CHANGE OF NAME TO: Jalen DeMarko Abdullah-Sherman

ZONING HEARINGS

ZONING HEARINGS ON THE FOLLOWING APPLICATIONS WILL BE HELD BY THE ZONING HEARING EXAMINER ON

> WEDNESDAY OCTOBER 20, 2021 1:30 P.M.

VIRTUAL HEARING

For information on how to participate in the hearing please call the ZHE Office at 301-952-3644, email ZHE@co.pg.md.us or visit the Website County at https://pgccouncil.us/LIVE

VALIDATION OF PERMIT IS-SUED IN ERROR:

RIVERDALE (19) ELECTION DISTRICT:

No. ERR-284 -- Application of JH Calvert Park, LLC, for VALI-DATION OF PERMIT ISSUED IN ERROR, Building Permit No. 47380-2014, at the property containing approximately 1.211 acres of land, zoned R-10, improved with one 5story apartment building with 55 dwelling units, identified as 5023 Riverdale Road, Riverdale Park, Maryland 20737.

By Order of the County Council Prince George's County, Md. Calvin S. Hawkins, II, Chair

Attest: Donna J. Brown Clerk of the Council

140267 (9-16)

NOTICE

IN THE MATTER OF: **Ingrid Yaneth Martinez**

FOR THE CHANGE OF NAME TO: **Ingrid Yaneth Fuentes**

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-09971

A petition has been filed to change the name of Ingrid Yaneth Martinez to Ingrid Yaneth Fuentes.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140289 (9-16)

NOTICE IN THE MATTER OF: Theodora Cabell

FOR THE CHANGE OF NAME TO:

LEGALS

ORDER OF PUBLICATION

GLORIA BUTLER, c/o Law Office of Hunter C. Piel, LLC 502 Washington Avenue, Suite 730 Towson, Maryland 21204

Plaintiff,

PETER ODAGBODO 6912 Livingston Road Oxon Hill, Maryland 20745

And

v.

ALICE ODAGBODO 6912 Livingston Road Oxon Hill, Maryland 20745 And

WELLS FARGO BANK, N.A., f/k/a WACHOVIA BANK, N.A., f/k/a FIRST UNION NATIONAL BANK s/o CSC-Lawyers Incorporating Service Company 7 St. Paul Street, Suite 820 Baltimore, Maryland 21202

And

THE FAIRMONT COMMUNITY ASSOCIATION, INC., s/o Justin G. Cameron, Esq. 7875 Belle Point Drive Greenbelt, Maryland 20770

And

BROOKSQUARE, A CONDO-MINIUM s/o Justin G. Cameron, Esq. 7875 Belle Point Drive Greenbelt, Maryland 20770

And

PRINCE GEORGE'S COUNTY OF FINANCE s/o Stephen J. McGibbon, Director 1301 McCormick Drive, Suite 1100 Largo, Maryland 20774

And

PRINCE GEORGE'S COUNTY COUNCIL s/o Rhonda L. Weaver, County At-

1301 McCormick Drive, Suite 4100 Largo, Maryland 20774

And

All unknown owners of the Property described below, all All heirs, devisees, personal representatives and executors, administrators, grantees, assigns, or successors in interest and/or any person having or claiming to have an interest in the property known as: Marlboro Pike, LT 13 EX 260 SQFT, Lot 14 EX 240 SQFT, 3.500.0000 SQFT Spaulding Heights BLK 1 Capitol Heights, Maryland 20745 Tax Account No. 06-0594473

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No: CAE 21-07136

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUIS E. HANKINS

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on Sep-tember 2, 2021 appointed Personal Representative of the estate of Louis E. Hankins, who died on March 20, 2016 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.

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 103434 140315 (9-16,9-23,9-30)

MICHELLE M. OSTRANDER 133 East Main Street, Suite 2-C Westminster, MD 21157 410-848-3404

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD LANDON HARDING

Notice is given that Robert Bradley Harding, Jr., whose address is 7906 Carriage Dr., Severn, MD 21144, was on September 2, 2021 appointed Personal Representative of the estate of Ronald Landon Harding who died on June 19, 2021 with a will.

LEGALS

JAY LAZRUS ESQ.

PO Box 4783

Silver Spring, MD 20914

301-384-9579

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Stephen A Cheek, whose address is 801 Cox Avenue, Hyattsville, MD 20783, was on August 24, 2021 appointed per-

sonal representative of the small es-

tate of Aubrey A Cheek Jr who died on November 10, 2017 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills

within 30 days after the date of pub-

lication 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

All persons having claims against

the decedent must serve their claims on the undersigned personal repre-

sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of dece-

(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

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable thereafter.

other delivery of the notice.

STEPHEN A CHEEK

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

140301

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

LEGALS

KEITH H. ROBERTS ESQ.

Law Office of Keith Roberts

P.O. Box 633

White Marsh, MD 21162

410-645-0246

Estate No. 118683

(9-16)

of the following dates:

dent's death; or

IN THE ESTATE OF

tative or the attorney.

of this Notice.

AUBREY A CHEEK JR

LEGAL NOTICE

CITY OF BOWIE, MD

PUBLIC HEARING

Ordinance O-4-21 Amending Bowie City Code Chapter 19A, Bowie City Code Chapter 19A, "Procurement Procedures", Article I, "Procurements Generally", Sec-tion 19A-1, "Purposes", Section 19A-4, "Competitive Bidding" and Section 19A-6 "Open Market Proce-dures", to Delete Requirements Re-lating to Newspaper Publication of Notices Relating to Procurements.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 7,

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, Sep-tember 20, 2021 in the Council Chambers at Bowie City Hall, 15901 Excalibur Road, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and / or other accommodations for individuals with disabilities will be pro-vided upon request to the City Clerk.

> Alfred D. Lott City Manager

(9-16)

E. Nickey Patterson 6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20745 202-709-6726

140306

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE DAVIS CARTER

Notice is given that Carol B. Saunders, whose address is 4214 Danville Drive, Temple Hills, MD 20748, was on September 2, 2021 ap-pointed Personal Representative of the estate of George Davis Carter, who died on July 24, 2021 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of March, 2022.

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

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

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

Case No. CAE 21-09405

A petition has been filed to change the name of Ialen DeMarko Wright-Sherman to Jalen DeMarko Abdullah-Sherman.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (9-16) 140285

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs.

BETSY E. GIVENS (DECEASED) 4105 Clark Street Capitol Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-01318

Notice is hereby given this 7th day of September, 2021, by the Circuit of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 4105 Clark Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof he shown on or becontrary thereof be shown on or before the 8th day of October, 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 October, 2021.

The report states the purchase price at the Foreclosure sale to be \$222,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 140297 (9-16,9-23,9-30) Theodora Cabell

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

Case No. CAE 21-09361

A petition has been filed to change the name of Theodora Cabell to Theodora Cabell.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140284 (9-16)

NOTICE

PHH MORTGAGE CORPORATION 1 Mortgage Way Mt. Laurel, New Jersey 08054

Plaintiff,

VS.

LUTHER T. BANNER (DE-CEASED) 8416 Dunbar Avenue Hyattsville, MD 20785 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-18288

Notice is hereby given this 7th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 8416 Dunbar Avenue, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of October, 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 October, 2021.

The report states the purchase price at the Foreclosure sale to be \$240,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 140296 (9-16,9-23,9-30)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

redemption in the following property, lying and being in Prince George's County, Maryland and sold by the Collector of Taxes for Prince George's County and the State of Maryland to Gloria Butler, the Plaintiff in this proceeding.

A description of the property in substantially the same form as the description appearing on the Cer-tificate of Tax Sale is as follows: Marlboro Pike, LT 13 EX 260 SQFT, Lot 14 EX 240 SQFT, 3.500.0000 SQFT Spaulding Heights BLK 1, Capitol Heights, Maryland 20745 with account No. 06-0594473.

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

It is thereupon on this 27th day of August, 2021, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 26th day of October, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the property, and vesting title in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (9-2,9-9,9-16) 140225

LEGALS

COTTAGE CITY COMMISSION

FAIR SUMMARY NOTIFICATION OF ORDINANCE 2021-03 introduced Ordinance Number 2021-03 concerning the following:

This is to give notice that on September 8, 2021, the Cottage City Commission

Ordinance 2021-03 establishes and authorizes the use of speed monitoring systems in the Town of Cottage City by adopting provisions governing

This notice serves as official publication of the availability of the ordinance. The full text of Ordinance 2021-03 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION BY: CONSUELLA BARBOUR, TOWN MANAGER

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of March, 2022.

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

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

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

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

ROBERT BRADLEY HARDING, 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. 121800

140302 (9-16,9-23,9-30)

adopted Ordinance Number 2021-03, to be effective October 2, 2021.

speed monitoring systems.

notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CAROL B. SAUNDERS Personal Representative

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

Estate No. 122063

(9-16,9-23,9-30)

NOTICE

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

vs.

140303

Barbara Sabino aka Barbara L. Sabino Defendant

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

CIVIL NO. CAEF 20-11328

ORDERED, this 24th day of August, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 6913 Grenada Ave, Oxon Hill, Maryland 20745 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of September, 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 24th day of September, 2021, next. The report states the amount of sale to be \$176,000.00.

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

140207 (9-2,9-9,9-16)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN F JACKSON

Notice is given that Julia Foster Tansmore, whose address is 6434 Rockledge Ct, Elkridge, MD 21075, was on August 31, 2021 appointed Personal Representative of the estate of Helen F Jackson, who died on April 7, 2021 without a will.

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

All persons having any objection to the appointment (or) of to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2022.

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

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

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

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

JULIA FOSTER TANSMORE Personal Representative

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

> Estate No. 121681 (9-16,9-23,9-30)



<u>140314</u>

(9-16)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA B EVANS

Notice is given that Eric A Evans, whose address is 10100 Campus Way S #101, Upper Marlboro, MD 20774, was on September 7, 2021 ap-pointed Personal Representative of the estate of Patricia B Evans, who died on July 28, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of March, 2022.

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

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

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

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

ERIC A EVANS Personal Representative

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

Estate No. 122012 140304 (9-16,9-23,9-30)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GAIL S CURTIS

Notice is given that Danielle M

Curtis, whose address is 6614 Hill-

wood Drive, Riverdale, MD 20737, was on June 30, 2021 appointed Per-sonal Representative of the estate of

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANIE M GORE

Notice is given that Cynthia W Humphrey, whose address is 805 Burnaby Court, Cary, North Carolina 27519, was on September 3, 2021 ap-pointed Personal Representative of the estate of Janie M Gore who died on August 14, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of March 2022 March, 2022.

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

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

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

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

CYNTHIA W HUMPHREY Personal Representative

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

Estate No. 122025 140311 (9-16,9-23,9-30)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TYRONE FRANKLIN

Notice is given that Ronald L Franklin, whose address is 5824 Barnes Drive, Clinton, MD 20735, was on August 23, 2021 appointed Personal Representative of the estate of Tyrone Franklin, who died on June 15, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of February, 2022.

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

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

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

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

RONALD L FRANKLIN Personal Representative

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

Estate No. 121695 140220 (9-2,9-9,9-16)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT DRAKE

Notice is given that Antonio Smith, whose address is 3006 Viceroy Avenue, District Heights, MD 20747, was on July 23, 2021 appointed Personal Representative of the estate of Herbert Drake, who died on March 29, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2022.

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

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

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

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

ANTONIO SMITH Personal Representative

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

Estate No. 119886 140221 (9-2,9-9,9-16) 140318

LEGALS

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

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

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

You must reclaim these vehicles by: 09/23/2021

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 HYUNDAI ACCENT 2008 HONDA ODYSSEY 2010 AUDI A4

MD 1EB8058 KMHCG35C51U090765 VA UZL1188 5FNRL38798B011982 UKC5928 WAUBFAFL2AN055548 VA

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

2004	ACURA	MDX	VA	3122UH	2HNYD18984H516098
		1012070	VA	5122011	211101101090411010090
1998	MERCEDES B	ENZ M CLASS	MD	Z49172	4JGAB54E7WA015594
2007	PONTIAC	GRAND PRIX			2G2WP552971189022
2007	DODGE	CHARGER	MD	5BH7700	2B3KA43G47H636921
1992	ACURA	LEGEND	VA	VWA8463	JH4KA7665NC004916
1977	CHEVROLE	ΓEXPRESS	VA	UKL4137	1GBFG15R3V1066891
2013	CHRYSLER	300	DC	GD5137	2C3CCABG6DH709946

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

2007 TOYOTA YARIS MD 3CBR46 JTDBT923771024831

(9-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated March 23, 2012, recorded in Liber 33613, Folio 620 among the Land Records of Prince George's County, MD, with an original principal balance of \$293,055.00, 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

OCTOBER 5, 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.

Gail S Curtis, who died on January 27, 2021 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARYLISS J BEYRENT

Notice is given that Jeffrey D Beyrent, whose address is 1516 Pull-man Drive, Severn, Maryland 21144, was on July 8, 2021 appointed Per-sonal Representative of the estate of Maryliss J Beyrent who died on De-cember 12, 2020 with a will.

Further information can be

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GORDON BLAINE PRACHT

Notice is given that Alan J Pracht Sr, whose address is 5209 Glenn Hills Roadway, Temple Hills, MD 20748, was on August 27, 2021 appointed Personal Representative of the estate of Gordon Blaine Pracht who died on August 1, 2021 with a will.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST BRUNO SR

Notice is given that Ernest Bruno, Jr, whose address is 5503 Irish Lord Place, Waldorf, Maryland 20603, was on September 1, 2021 appointed Personal Representative of the estate of Ernest Bruno Sr, who died on February 2, 2007 without a will.

BWW LAW GROUP, LLC

12604 LA GRANGE CT. A/R/T/A 12604 LAGRANGE CT. FORT WASHINGTON, MD 20744

located on Main St.), on

ents thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

LEGALS

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

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

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

DANIELLE M CURTIS Personal Representative

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

Estate No. 119797 140222 (9-2,9-9,9-16)

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of January, 2022.

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

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

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

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

JEFFREY D BEYRENT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120616 140258 (9-9,9-16,9-23)

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of March, 2022.

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

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

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

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

ALAN J PRACHT 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. 122030 140259 (9-9,9-16,9-23)

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of March, 2022.

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

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

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

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

> ERNEST BRUNO, 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. 121985 <u>140313</u> (9-16,9-23,9-30)

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional 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, determinition of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 336183-1)

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LEGALS

NOTICE

IN THE MATTER OF: Joey Crossan O'Farrell

FOR THE CHANGE OF NAME TO: Joseph Edward Crossan O'Farrell

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

Case No. CAE 21-10069

A petition has been filed to change the name of Joey Crossan O'Farrell to Joseph Edward Crossan O'Farrell

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140293 (9-16)

NOTICE IN THE MATTER OF:

Reece Jacolo Samuels FOR THE CHANGE OF

NAME TO: **Reece Jacob Samuels**

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

Case No. CAE 21-10067

A petition has been filed to change the name of (Minor Child(ren)) Reece Jacolo Samuels to Reece Jacob Samuels

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140292 (9-16)

LEGALS

NOTICE IN THE MATTER OF: Isaiah Malachi Blackmon-Howard

FOR THE CHANGE OF NAME TO: Isaiah Malachi Blackmon

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-10044

A petition has been filed to change the name of (Minor Child(ren)) Isaiah Malachi Blackmon-Howard to Isaiah Malachi Blackmon.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 140295 (9-16)

NOTICE

IN THE MATTER OF:

Xavian Nathaneal Calder

FOR THE CHANGE OF

NAME TO: Xavian Nathaneal Calder-Ford

In the Circuit Court for

Case No. CAE 21-10066

A petition has been filed to change

the name of (Minor Child(ren)) Xavian Nathaneal Calder to Xavian Nathaneal Calder-Ford.

The latest day by which an objec-tion to the petition may be filed is

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(9-16)

October 5, 2021.

140291

140273

Kalan Erwin Grant

FOR THE CHANGE OF NAME TO

Prince George's County, Maryland

the name of Kalan Erwin Grant to Kalan Erwin Taybron.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El An	nin
Clerk of the Circuit C	Court for
Prince George's County	, Maryland
140294	(9-16)

NOTICE

(9-16.9-23.9-30)

IN THE MATTER OF: Travell Xavier Day

FOR THE CHANGE OF NAME TO: **Travell Xavier Shelton**

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

Case No. CAE 21-10016

A petition has been filed to change the name of Travell Xavier Day to Travell Xavier Shelton.

The latest day by which an objection to the petition may be filed is October 5, 2021.

Mahasin El .	Amin
Clerk of the Circu	
Prince George's Cou	nty, Maryland
140290	(9-16)

Prince George's County, Maryland

In the Circuit Court for

NOTICE IN THE MATTER OF:

Kalan Erwin Taybron

Case No. CAE 21-10105

A petition has been filed to change



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