

The Prince George’s Post

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LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners
(Liquor Control Board)

REGULAR SESSION

OCTOBER 6, 2021

1. **t/a Barnabas Liquors**, Class A, Beer, Wine and Liquor, Barnabas Liquors, Inc., 4620 St. Barnabas Road, Store A, Temple Hills, 20748 – Request for a Special Sunday Sales Permit.
2. **t/a Strick’s Restaurant**, Class B+, Beer, Wine and Liquor, Strick’s Inc., 3211 Branch Avenue, Silver Hill, 20748 – Request for a Special Sunday Sales Permit.
3. **t/a Laurel Plaza Liquors**, Class A, Beer, Wine and Liquor, LP 198, LLC, 9626 Fort Meade Road, Laurel, 20707 – Request for a Special Sunday Sales Permit.
4. **t/a Bell’s Drive In Liquors**, Class A, Beer, Wine and Liquor, OHMKAR, LLC, 5901 Central Avenue, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit.
5. **t/a Hilltop Wine and Spirits**, Class A, Beer, Wine and Liquor, Hilltop Liquors, Inc., 6856-58 Race Track Road, Bowie, 20716 – Request for a Special Sunday Sales Permit.
6. **t/a Hyattsville Spirits & Grill**, Class B+, Beer, Wine and Liquor, Liquor Hut, LLC, 5350 Queens Chapel Road, Hyattsville, 20782 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
7. **t/a Blue Sky Liquors**, Class A, Beer, Wine and Liquor, Blue Sky Wine & Spirits, LLC, 6430 Central Avenue, Seat Pleasant, 20743 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
8. **t/a G.I. Liquors**, Class A, Beer, Wine and Liquor, Sea and Sky, Inc., 6712 Suitland Road, Suitland, 20746 – Request for a Special Sunday Sales Permit. Represented by Bruce Kurlander, Esquire.
9. **t/a Big Daddy’s Barbeque & Discount Liquor**, Class B+, Beer, Wine and Liquor, Big Daddy’s Barbeque & Discounted Liquors, LLC, 9430 Annapolis Road, Lanham 20706 – Request for a Special Sunday Sales Permit.
10. **t/a Chesapeake Liquors**, Class A, Beer, Wine and Liquor, Clinton Crossing Wine and Spirits, Inc., 8853 Branch Avenue, Clinton, 20735 – Request for a Special Sunday Sales Permit.
11. **t/a Zach’s Liquors**, Class A, Beer, Wine and Liquor, Yaani, LLC, 6519 Annapolis Road, Hyattsville, 20784 – Request for a Special Sunday Sales Permit.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, October 6, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 8, 2021

140350 (9-23,9-30)

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

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of the District of Columbia county, District of Columbia appointed Cassandra Jackson, whose address is 7704 Pinewood Drive, Clinton, MD 20748, as the Personal Representative of the Estate of Elizabeth Ann Davis who died on April 4, 2021 domiciled in Washington, DC.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

CASSANDRA JACKSON
Foreign Personal Representative

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

Estate No. 122249
140341 (9-23,9-30,10-7)

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 Court for Prince George’s County, Maryland, that the sale of the property 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 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 El Amin, Clerk
140297 (9-16,9-23,9-30)

LEGALS

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 property 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)

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUAN HERNANDEZ
A/K/A JUAN PABLO HERNANDEZ

Notice is given that Milagro E. Hernandez, whose address is 15720 Leeland Road, Upper Marlboro, MD 20774, was on September 17, 2021 appointed Personal Representative of the estate of Juan Hernandez, a/k/a Juan Pablo Hernandez, who died on February 5, 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 probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th day of March, 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 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.

MILAGRO E. HERNANDEZ
Personal Representative

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

Estate No. 122271
140394 (9-30,10-7,10-14)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

13804 WESTVIEW FOREST DRIVE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy, and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, 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 19, 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 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 \$15,000.00 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

140370 (9-30,10-7,10-14)

LEGALS

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.

13922 WESTVIEW FOREST DRIVE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Beldina Auma, dated September 25, 2006, and recorded in Liber 26445 at folio 052 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 12, 2021
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602051)

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

140327 (9-23,9-30,10-7)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

7603 FONTAINEBLEAU DRIVE, UNIT 2327
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Mary Hicks, dated May 14, 2008 and recorded in Liber 29784, Folio 686 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$247,350.00, and an original interest rate of 2.71%, 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 19, 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 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140371 (9-30,10-7,10-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

6314 CROOM STATION ROAD
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Lawrence G Johnson and Karen C Johnson, dated May 25, 2007, and recorded in Liber 28068 at folio 020 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 12, 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 \$51,000.00 at the time of sale. If the noteholder and/ or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/ or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/ or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/ or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-41084)

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

140328 (9-23,9-30,10-7)

LEGALS

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

140270 (9-16,9-23,9-30)

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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 138658-5)

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

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

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

140283 (9-16,9-23,9-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

3429 STONEHALL DR.
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated January 20, 2006, recorded in Liber 24438, Folio 492 among the Land Records of Prince George’s County, MD, with an original principal balance of \$238,234.00, 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 19, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 320733-2)

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

140372 (9-30,10-7,10-14)

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

2307 CRESTLAWN AVE.
LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008, recorded in Liber 30849, Folio 80 among the Land Records of Prince George’s County, MD, with an original principal balance of \$457,500.00, 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 13, 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 \$21,000 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 198827-1)

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

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

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

140332 (9-23,9-30,10-7)

LEGALS

PUBLIC NOTICE

DRAFT FISCAL YEAR (FY) 2021-2025
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
SECTION 3 ACTION PLAN

The Prince George’s County Draft Fiscal Year (FY) 2021-2025 Department of Housing and Community Development Section 3 Action Plan is now available for public comment for a period of thirty (30) days. The public comment period will end on October 30, 2021.

The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) financial assistance shall, “to the greatest extent feasible,” and consistent with existing federal, state, and local laws and regulations, be directed to low- and very low-income persons living in Prince George’s County.

The Section 3 Action Plan addresses policies and procedures for HUD covered activities including: programs with multiple contracts; contracts which include HUD funding for public or residential construction projects; professional service activities generated by construction, such as roads, sewers, sidewalks, and community centers.

Section 3 requirements apply to HUD grantees, contractors and subcontractors performing work in connection with projects funded by federal housing and community development assistance covered by Section 3. The enactment of a Section 3 Action Plan is not requirement of Section 3; however, it is a tool to assist jurisdictions in facilitating its implementation.

A copy of the Draft FY 2021-2025 Section 3 Action Plan is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternately, the Draft Section 3 Action Plan can be mailed, upon request, by contacting Ms. Shirley E. Grant via email at segrant@co.pg.md.us.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley E. Grant, SEGrant@co.pg.md.us.

For more information, please contact DHCD at 301-883-5570, TDD 301-883-5428.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140387 (9-30)

NOTICIA PÚBLICA

PROYECTO DE AÑO FISCAL (AF) 2021-2025
PLAN DE ACCIÓN DE LA SECCIÓN 3 DEL
DEPARTAMENTO DE VIVIENDA Y DESARROLLO
COMUNITARIO

El Proyecto de Plan de Acción de la Sección 3 del Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George (FY) 2021-2025 ya está disponible para comentarios del público por un período de treinta (30) días. El período de comentarios públicos finalizará el 30 de octubre de 2021.

El propósito de la Sección 3 es garantizar que el empleo y otras oportunidades económicas generadas por cierta asistencia financiera del Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos sean, "en la mayor medida posible" de conformidad con las leyes federales, estatales y locales existentes, y regulaciones, dirigidas a personas de bajos y muy bajos ingresos que viven en el Condado de Prince George.

El Plan de acción de la Sección 3 aborda las políticas y procedimientos para las actividades cubiertas por HUD, que incluyen: programas con contratos múltiples; contratos que incluyen financiamiento de HUD para proyectos de construcción públicos o residenciales; actividades de servicios profesionales generadas por la construcción, como carreteras, alcantarillado, aceras y centros comunitarios.

Los requisitos de la Sección 3 se aplican a los concesionarios, contratistas y subcontratistas de HUD que realicen trabajos en relación con proyectos financiados por asistencia federal para vivienda y desarrollo comunitario cubiertos por la Sección 3. La promulgación de un Plan de acción de la Sección 3 no es un requisito de la Sección 3; sin embargo, es una herramienta para ayudar a las jurisdicciones a facilitar su implementación.

Una copia del Borrador del Plan de Acción de la Sección 3 para el año fiscal 2021-2025 está disponible en el Departamento de Vivienda y Desarrollo Comunitario, 9200 Basil Court, Suite 500, Largo, Maryland 20774 y en el sitio web del Condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternativamente, el Borrador del Plan de Acción de la Sección 3 se puede enviar por correo, a pedido, comunicándose con la Sra. Shirley E. Grant por correo electrónico a segrant@co.pg.md.us.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Planificación y Desarrollo Comunitario, en 9200 Basil Court, Suite 500, Largo, Maryland, 20774 o por correo electrónico a Shirley E. Grant, segrant@co.pg.md.us.

Para obtener más información, comuníquese con DHCD al 301-883-5570, TDD 301-883-5428.

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

Por autoridad de:
Aspasia Xypolia, Directora
Departamento de Vivienda y Desarrollo Comunitario
Condado de Prince George
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 30 de septiembre de 2021

140388 (9-30)

LEGALS

NOTICE

IN THE MATTER OF:
Genesis Eliany Garcia Alvarez

FOR THE CHANGE OF
NAME TO:
Genesis Eliany Alvarez Mejia

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-10734

A petition has been filed to
change the name of (Minor
Child(ren)) Genesis Eliany Garcia Al-
varez to Genesis Eliany Alvarez
Mejia.

The latest day by which an objection
to the petition may be filed is
October 19, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George’s County, Maryland
140361 (9-30)

NOTICE

IN THE MATTER OF:
Alphonsine Leticia Vanessa Dabo
Epse Tella Tagne

FOR THE CHANGE OF
NAME TO:
Vanessa Dabo Tella

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-10586

A petition has been filed to
change the name of Alphonsine
Leticia Vanessa Dabo Epse Tella
Tagne to Vanessa Dabo Tella.

The latest day by which an objection
to the petition may be filed is
October 19, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George’s County, Maryland
140363 (9-30)

LEGALS

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 original interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **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 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 \$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 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

140329 (9-16,9-23,9-30)

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

4015 FOX GATE LN.
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 30, 2005, recorded in Liber 24320, Folio 4 among the Land Records of Prince George's County, MD, with an original principal balance of \$428,450.00, 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 13, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$38,000 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 40364-2)

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

140331 (9-23,9-30,10-7)

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, Maryland, 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 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140272 (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
ALZILEIDE GALVAO RUSS

Notice is given that Nancy L. Russ, whose address is 8601 Manchester Road #411, Silver Spring, MD 20901, was on September 10, 2021 appointed Personal Representative of the estate of Alzileide Galvao Russ who died on August 2, 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 probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of March, 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 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.

NANCY L RUSS
Personal Representative

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

Estate No. 122113
140345 (9-23,9-30,10-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER ISAAC JR

Notice is given that Roger Isaac, III, whose address is 10612 Manor Lake Terrace, Mitchellville, Maryland 20721, was on September 13, 2021 appointed Personal Representative of the estate of Roger Isaac Jr, who died on May 4, 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 probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 13th day of March, 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 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.

ROGER ISAAC, III
Personal Representative

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

Estate No. 122120
140351 (9-23,9-30,10-7)

LEGALS

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, Maryland, 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 scheduled, 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 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 \$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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

140330 (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
SHIRLEY LOUISE WASHINGTON

Notice is given that Emerson S Davis, whose address is 1710 Albert Terrace, Mitchellville, MD 20721, was on September 17, 2021 appointed Personal Representative of the estate of Shirley Louise Washington who died on April 6, 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 probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th day of March, 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 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.

EMERSON S 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. 121109
140353 (9-23,9-30,10-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN GUSACK KEARNEY

Notice is given that Nancy L. Sloan, whose address is 5770 Crandall Road, Howell, MI 48855, and Vicki L. Fuqua, whose address is 710 Deer Park Road, Westminster, MD 21157 were on August 18, 2021 appointed Co-Personal Representatives of the estate of Jean Gusack Kearney who died on May 30, 2020 with a will.

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

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

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

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

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

NANCY L. SLOAN
VICKI L. FUQUA
Co-Personal Representatives

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

Estate No. 117246
140354 (9-23,9-30,10-7)

LEGALS

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

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

**4301 BISHOPMILL DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28359, Folio 472 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 19, 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 \$37,000 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 149845-1)

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

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

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

140373 (9-30,10-7,10-14)

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**

**7213 CHAPPARAL DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 29, 2005, recorded in Liber 24130, Folio 191 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,000.00, 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 13, 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 \$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 property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336273-1)

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

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

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

140338 (9-23,9-30,10-7)

LEGALS

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

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

**1802 METZEROTT RD., UNIT # 503
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated May 19, 2006, recorded in Liber 25386, Folio 94 among the Land Records of Prince George's County, MD, with an original principal balance of \$104,000.00, 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 13, 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 described as Unit 503 in Building No. Four (4) in a condominium known as "Presidential Park II Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341527-1)

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

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

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

140337 (9-23,9-30,10-7)

LEGALS

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

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

**13607 WATER FOWL WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005, recorded in Liber 23668, Folio 389 among the Land Records of Prince George's County, MD, with an original principal balance of \$460,000.00, 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 13, 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 \$65,000 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 199310-3)

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

140339 (9-23,9-30,10-7)

LEGALS

COUNTY COUNCIL HEARING

**COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND**

NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 5, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 5, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-081-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development by adding the Hill House at Beechfield project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan, and the reprogramming and reallocating of One million dollars (\$1,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2020 and FY 2021 Annual Action Plans to support the Hill House at Beechfield project.

CR-086-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing and Community Development in order to allow for change in the use of Community Development Block Grant COVID-19 Round 1 ("CDBG-CV1") Program funds, in the amount of One million, Seven hundred fifty thousand dollars (\$1,750,000) from existing activities to other existing eligible activities; by adding eligible CDBG-CV1 Program activities not originally funded or described in the FY 2020 Annual Action Plan; and by changing the description of CDBG-CV1 Program activities originally described in the FY 2020 Annual Action 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 notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/ written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140348 (9-23,9-30)

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**

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

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.

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 ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336183-1)

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

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

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

140273 (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
ANTONETTE CHARMAINE
GIBBON

Notice is given that Rackaeta Gibbon, whose address is 12817 Carousel Court, Upper Marlboro, MD 20772, was on September 22, 2021 appointed Personal Representative of the estate of Antonette Charmaine Gibbon, who died on April 4, 2020 without a will.

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

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

RACKAETA GIBBON
Personal Representative

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

Estate No. 121547

140391 (9-30,10-7,10-14)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NANCY COLLEEN HIETT

Notice is given that Terri A. March-Safbom, whose address is 8636 Skyward Court, Las Vegas, NV 89145, was on September 9, 2021 appointed Personal Representative of the estate of Nancy Colleen Hiett, who died on July 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 representative or the attorney.

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

TERRI A. MARCH-SAFBOM
Personal Representative

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

Estate No. 121930

140393 (9-30,10-7,10-14)

LEGALS

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Draft Substantial Amendment to the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on October 30, 2021.

The purpose of this Substantial Amendment to the FY 2022 Annual Action Plan is to allow for change in the use of Community Development Block Grant (CDBG) funds from existing activities to other existing and new activities and by changing the description of a CDBG Program activity originally described in the FY 2021 Annual Action Plan.

Proposed CDBG Reprogrammed Activities by Category:

• Affordable Housing	\$210,426.00
• Economic Development	\$ 39,862.00
Total:	\$250,288.00

Proposed CDBG Restructured Activity:

The Department of Housing and Community Development (DHCD) proposes to restructure the Town of Riverdale Park CDBG Program Year (PY) 46 – Taylor Road and Oglethorpe Street Improvements project to Riverdale Park Street Lightings project.

A copy of the Draft Substantial Amendment to the FY 2022 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/ or by contacting DHCD via email at CDBGCPD@co.pg.md.us.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley E. Grant, CPD Administrator at SEGrant@co.pg.md.us. For more information, please contact DHCD at 301-883-5570, TDD 301-883-5428.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140405 (9-30)

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

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

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

You must reclaim these vehicles by: **10/13/2021**

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

2005	SCION	TC			JTKDE167850034166
2002	ACURA	MDX			2HNYD18892H530841
2002	VOLKSWAGEN	JETTA	VA	8135BBK	3VWSE69M42M040713
2016	CHEVROLET	IMPALA			2G1105SA3G9108435
2004	BMW	745i	VA	UMZ3609	WBAGL63444DP70530

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

2002	CHRYSLER	PT CRUISER	MD	8BC6901	3C4FY48B72T387927
1997	DODGE	DAKOTA	MD	8BC6902	1B7GL23X4VS251206
2006	CHEVROLET	MALIBU			1G1ZT51F86F171771
2001	FORD	TAURUS			1FAFP55221A242125
2003	ACURA	TL	VA	3907UE	19UUA56673A034282
2006	JEEP	GRAND CHEROKEE			1J4HS48N06C211964

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

1998	TOYOTA	CAMRY	MD	4AY116	JT2BG22K0W0214079
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140422 (9-30)



New Project Financing

NOTICE OF PUBLIC HEARING

The Town of Brentwood, Maryland, will hold a public hearing to consider an ordinance authorizing an aggregate principal amount not to exceed \$1,900,000 of general obligation debt (the “Bonds”) to be issued under the State of Maryland’s Local Government Infrastructure Financing Program, pursuant to the authority of Sections 4-101 through 4-255 of the Housing and Community Development Article of the Annotated Code of Maryland, as amended (the “Act”). The purpose of this debt is to (i) finance the costs of the construction of a new Town Center facility and renovations to existing municipal facilities, (ii) to fund the Town of Brentwood’s share of the reserve funds in accordance with the Act and (iii) to pay the costs of issuance of the Bonds.

PLACE OF MEETING:
Town of Brentwood,
4300 39th Street,
Brentwood, MD 20722
(Via Zoom)

TIME:
6 PM

DATE:
October 4, 2021

WRITTEN PUBLIC COMMENTS MAY BE SUBMITTED TO: TOWN OF BRENTWOOD AT TOWN HALL, 4300 39TH PLACE, BRENTWOOD, MD 20722.

140366 (9-23,9-30)

LEGALS

NOTICIA PÚBLICA

PROYECTO DE ENMIENDA SUSTANCIAL AL
CONDADO DE PRINCE GEORGE
PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL (AF) 2022
VIVIENDA Y DESARROLLO COMUNITARIO

El Proyecto de Enmienda Sustancial del Condado de Prince George al Plan de Acción Anual (AAP) para el Desarrollo de la Vivienda y la Comunidad del Año Fiscal (AF) 2022 ya está disponible para comentarios públicos por un período de 30 días. El período de comentarios públicos finalizará el 30 de octubre de 2021.

El propósito de esta Enmienda Sustancial al Plan de Acción Anual para el año fiscal 2022 es permitir un cambio en el uso de los fondos de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) de actividades existentes a otras actividades nuevas y existentes y al cambiar la descripción de una actividad del Programa CDBG originalmente descrito en el Plan de acción anual para el año fiscal 2021.

Actividades reprogramadas de CDBG propuestas por categoría:

• Vivienda asequible	\$210,426.00
• Desarrollo económico	\$ 39,862.00
Total:	\$250,288.00

Actividad reestructurada de CDBG propuesta:

El Departamento de Vivienda y Desarrollo Comunitario (DHCD) propone reestructurar el programa CDBG de la ciudad de Riverdale Park Año (PY) 46 - Proyecto de mejoras de Taylor Road y Oglethorpe Street al proyecto de iluminación de Riverdale Park Street.

Una copia del Borrador de la Enmienda Sustancial al Plan de Acción Anual para la Vivienda y el Desarrollo Comunitario para el año fiscal 2022 está disponible en el Departamento de Vivienda y Desarrollo Comunitario, 9200 Basil Court, Suite 500, Largo, Maryland 20774 y el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/ o comunicándose con DHCD por correo electrónico a CD-BGCPD@co.pg.md.us.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Desarrollo y Planificación Comunitaria, en 9200 Basil Court, Suite 500, Largo, Maryland, 20774 o por correo electrónico a Shirley E. Grant, Administradora de CPD en SEGrant@co.pg.md.us. Para obtener más información, comuníquese con DHCD al 301-883-5570, TDD 301-883-5428.

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

Por autoridad de:
Aspasia Xypolia, Directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 30 de septiembre de 2021

140420 (9-30)

NOTICIA PÚBLICA

PROYECTO DE ENMIENDA SUSTANCIAL AL
CONDADO DE PRINCE GEORGE
AÑO FISCAL (AF) 2020 PLAN DE ACCIÓN ANUAL PARA
VIVIENDA Y DESARROLLO COMUNITARIO

El Proyecto de Enmienda Sustancial del Condado de Prince George al Plan de Acción Anual (AAP) para el Desarrollo de la Vivienda y la Comunidad del Año Fiscal (AF) 2020 ya está disponible para comentarios del público por un período de 30 días. El período de comentarios públicos finalizará el 30 de octubre de 2021.

La razón de esta Enmienda Sustancial al Plan de Acción Anual para el año fiscal 2020 es permitir un cambio en el uso de \$3,400,810.00 en fondos de Subvenciones para Soluciones de Emergencia COVID-19 (ESG-CV) de actividades existentes a una actividad elegible existente.

Actividad reprogramada de ESG-CV propuesta:

• Refugio de emergencia	\$3,400,810.00
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Una copia del Borrador de la Enmienda Sustancial al Plan de Acción Anual para el Desarrollo de la Vivienda y la Comunidad del año fiscal 2020 está disponible en el Departamento de Vivienda y Desarrollo Comunitario, 9200 Basil Court, Suite 500, Largo, Maryland 20774 y el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/ o comunicándose con DHCD por correo electrónico a CD-BGCPD@co.pg.md.us.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Desarrollo y Planificación Comunitaria, en 9200 Basil Court, Suite 500, Largo, Maryland, 20774 o por correo electrónico a Shirley E. Grant, Administradora de CPD en SEGrant@co.pg.md.us. Para obtener más información, comuníquese con DHCD al 301-883-5570, TDD 301-883-5428.

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

Por autoridad de:
Aspasia Xypolia, Directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 30 de septiembre de 2021

140411 (9-30)

Catherine E. Stavely, Esquire
Stavely & Sallitto Elder Law, LLC
124 South Street, Suite 1
Annapolis, Maryland 21401
410-268-9246

NOTICE TO CREDITORS OF A SETTLOR
OF A REVOCABLE TRUST

To all persons interested in the trust of Betty J. Burke:

This is to give notice that Betty J. Burke died on or about March 19, 2021. Before the decedent’s death, the decedent created a revocable trust for which the undersigned, Michelle Backus, whose address is 34 Colony Crossing, Edgewater, Maryland 21037, is now the trustee.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six (6) months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:

A verified written statement of the claim indicating its basis;
The name and address of the claimant;
If the claim is not yet due, the date on which it will become due;
If the claim is contingent, the nature of the contingency;
If the claim is secured, a description of the security; and
The specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Michelle Backus
Trustee

Dates of publication: September 30, October 7 and October 14, 2021.

140404 (9-30,10-7,10-14)

The
Prince
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Post
Newspaper
Call
301-627-0900
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301-627-6260
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LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 12, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 12, 2021, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

CR-082-2021 - A RESOLUTION CONCERNING DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT for the purpose of increasing all fees maintained by the Department of Permitting, Inspections and Enforcement, with such increase to be approved by the County Council after notice and public hearing.

CR-084-2021 - A RESOLUTION CONCERNING IMPLEMENTATION OF ZONING COMPLIANCE LETTER FEE for the purpose of approving a fee table established by the Director of the Department of Permitting, Inspections and Enforcement to implement a fee for the issuance of a Zoning Compliance Letter.

CR-089-2021 - A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the Hamilton Manor project, an eligible activity not originally funded, the amount of One million dollars (\$1,000,000) in Housing Investment Trust Fund (“HITF”) Program funds for gap financing of preservation of affordable housing.

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140389 (9-30,10-7)

PUBLIC NOTICE

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

The Prince George’s County Draft Substantial Amendment to the Fiscal Year (FY) 2020 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on October 30, 2021.

The purpose of this Substantial Amendment to the FY 2020 Annual Action Plan is to allow for change in the use of \$3,400,810.00 in Emergency Solutions Grants COVID-19 (ESG-CV) funds from existing activities to an existing eligible activity.

Proposed ESG-CV Reprogrammed Activity:

- Emergency Shelter \$3,400,810.00

A copy of the Draft Substantial Amendment to the FY 2020 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/ or by contacting DHCD via email at CDBGCPD@co.pg.md.us.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley E. Grant, CPD Administrator at SEGrant@co.pg.md.us. For more information, please contact DHCD at 301-883-5570, TDD 301-883-5428.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140406 (9-30)

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2008	SATURN	VUE	3GSCLE53738S610753
2002	NISSAN	MAXIMA	JN1DA31AX2T324116
2015	CHRYSLER	200	1C3CCCCBXFN549370
2001	MITSUBISHI	ECLIPSE	4A3AC84H31E221569
2012	AUDI	Q5	WA1LFAFP1CA102406

140382 (9-30)

LEGALS

NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
FISCAL YEAR 2022 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, October 5, 2021
Time: 10:00AM
Location: VIRTUAL MEETING
<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George’s County Council website at <https://pgccouncil.us/> and/or link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this Substantial Amendment to the FY 2022 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program Activities, as identified below:

Proposed HOME-funded project(s):

- Hill House at Beechfield \$1,000,000.00

Total: \$1,000,000.00

A copy of the Substantial Amendment to the FY 2022 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140410 (9-30)

LEGALS

NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, October 5, 2021
Time: 10:00AM
Location: VIRTUAL MEETING
<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George’s County Council website at <https://pgccouncil.us/> and/or link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this Substantial Amendment to the FY 2020 Annual Action Plan is to allow for change in the use of Community Development Block Grant COVID-19 Round 1 (“CDBG-CV1”) Program funds, in the amount of One million, Seven hundred fifty thousand dollars (\$1,750,000) from existing activities to other existing eligible activities; by adding eligible CDBG-CV1 Program activities not originally funded or described in the FY 2020 Annual Action Plan; and by changing the description of CDBG-CV1 Program activities originally described in the FY 2020 Annual Action Plan in order to assist in the prevention, preparation for and response to the coronavirus crisis.

Proposed CDBG-CV1 – funded projects:

- Public Services \$1,750,000.00

Total: \$1,750,000.00

A copy of the Substantial Amendment to the FY 2020 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140408 (9-30)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140398 (9-30,10-7)

LEGALS

NOTICE OF PUBLIC HEARING
ON THE
PRINCE GEORGE’S COUNTY
HOUSING INVESTMENT TRUST FUND

Date: Tuesday, October 12, 2021
Time: 10:00AM
Location: VIRTUAL MEETING
<https://pgccouncil.us/303/County-Council-Video>

*Please check the Prince George’s County Council website at <https://pgccouncil.us/> and/or link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this proposed Council Resolution, CR-089-2021, is to commit the Prince George’s County Housing Investment Trust Fund (HITF) to a new activity, as identified below:

Proposed HITF-funded project:

- Hamilton Manor \$1,000,000.00

Total: \$1,000,000.00

The Prince George’s County Council enacted CB-21-2012, as amended in CB-57-2017, to establish the Housing Investment Trust Fund in Prince George’s County, which services as a vehicle to address foreclosures and allows Prince George’s County to provide financing for projects, including but not limited to housing counseling, rental, down payment and closing cost assistance for eligible persons to retain or purchase vacant, abandoned and foreclosed properties for first time homebuyers, as well as Workforce Housing Gap Financing with an emphasis on supporting the development of new construction, rehabilitation and preservation of workforce and affordable housing while targeting households earning up to 120% of the area median income (AMI).

A copy of the County Resolution, CR-089-2020, is available on the Prince George’s County Council website at <https://pgccouncil.us/> or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 30, 2021

140409 (9-30)

LEGALS

AVISO DE AUDIENCIA PÚBLICA
SOBRE EL
CONDADO DE PRINCE GEORGE
FONDO FIDUCIARIO PARA INVERSIONES EN VIVIENDA

Fecha: martes 12 de octubre de 2021
Hora: 10:00 AM
Lugar: VIRTUAL (en computadora)
<https://pgccouncil.us/303/County-Council-Video>

* Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> y/o el enlace anterior para obtener actualizaciones sobre la fecha, la hora, la agenda y la oportunidad de hacer comentarios.

La razón de esta Resolución del Consejo propuesta, CR-089-2021, es comprometer el Fondo Fiduciario de Inversión en Vivienda del Condado de Prince George (HITF) a una nueva actividad, como se identifica a continuación:

Proyecto propuesto financiado por HITF:

- Hamilton Manor \$1,000,000.00

Total: \$1,000,000.00

El Consejo del Condado de Prince George promulgó CB-21-2012, según enmendado en CB-57-2017, para establecer el Fondo Fiduciario de Inversión en Vivienda en el Condado de Prince George, que sirve como un medio para enfocarse en ejecuciones hipotecarias y permite que el Condado de Prince George proporcione financiamiento para proyectos, que incluyen, entre otros, asesoramiento sobre vivienda, alquiler, pago inicial y asistencia con los costos de cierre para que las personas elegibles retengan o compren propiedades desocupadas, abandonadas y ejecutadas para compradores de vivienda por primera vez, así como financiamiento para la brecha de vivienda de la fuerza laboral con énfasis en apoyar el desarrollo de nueva construcción, rehabilitación y preservación de la fuerza laboral y viviendas asequibles mientras se enfoca en los hogares que ganan hasta el 120% del ingreso medio del área (AMI).

Una copia de la Resolución del Condado, CR-089-2020, está disponible en el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> o puede enviarse por correo a pedido comunicándose con DHCD al 301-883-5540 o 301-883-5570.

Aquellos que deseen testificar en esta audiencia están invitados a llamar a la oficina del Secretario del Consejo, Sala 2198, Edificio de Administración del Condado, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Planificación y Desarrollo Comunitario, en 9200 Basil Court, Suite 500, Largo, Maryland, 20774 o por correo electrónico a [Shirley Grant, SEGrant@co.pg.md.us](mailto:SEGrant@co.pg.md.us).

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

Por autoridad de:
Aspasia Xypolia, Directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 30 de septiembre de 2021

140421 (9-30)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Ralph W. Powers, Jr. for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140397 (9-30,10-7)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140398 (9-30,10-7)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140397 (9-30,10-7)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140397 (9-30,10-7)

THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140397 (9-30,10-7)

ADVERTISE HERE

Call 301-627-0900 Today!

LEGALS

ORDER OF PUBLICATION

WAYNE WRIGHT
5705 Camp Springs Ave
Temple Hills, MD 20748

Plaintiff
v.

INTERNATIONAL SECURITY
CAPTL MANGMNT LLC
s/o Alphonso A Tillman, Resident
Agent
3737 Branch Ave Suite 116
Temple Hills, MD 20748

and

Prince George’s County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

and

Attorney General’s Office for
Maryland
s/o Angela D. Alsobrooks, County
Executive’s Office/County Attorney
Office of Law/County Adminis-
tration Bldg.
14741 Governor Oden Bowie Dr.,
Ste 5121
Upper Marlboro MD 20772

and

All unknown owners of the prop-
erty described Below; all heirs, de-
visees, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and all
persons having or claiming to have
any interest in the property and
premises situate in Brandywine, *
Election District of Prince George’s
County, known as 1190198
Cedarville Rd and described as Lot
Size 1.05 Acres Being known as Ac-
count 119098 on the Tax Roll of the
Director of Finance.

Defendants
**In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 21-07155**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption from tax sale on the
property known as 1190198
Cedarville Rd in Prince George’s
County, State of Maryland, sold by
the Director of Finance of Prince
George’s County, State of Maryland
to Wayne Wright, the Plaintiff.

A DESCRIPTION of the property
in substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: Lot
Size 1.05 Acres, Known as 1190198
Cedarville Rd.

The complaint states among other
things that the amount necessary for
redemption has not been paid.

It is thereupon this 22nd day of
September, 2021, by the Circuit
Court for Prince George’s County,
Ordered, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
in this Court by the 11th day of No-
vember, 2021, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property and vest-
ing in the Plaintiff a title to said
property in Fee Simple, free of all
liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
140385 (9-30,10-7,10-14)

PRINCE GEORGE’S COUNTY
GOVERNMENT

Board of License
Commissioners
(Liquor Control Board)

REGULAR SESSION
OCTOBER 13, 2021

1. Scott Bell, Member, Donnell Long, Member, Ralph Powers, Member, New Olde Towne Inn, LLC, t/a Old Town Inn, 14745 Main Street, Upper Marlboro, 20772. – Request for a Family En-
tertainment Permit. Licensee is represented by Eddie Pounds, Esquire.
2. Neville Nugent, CEO, Foodie Vision, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708. – Request for a Special En-
tertainment Permit.
3. Qing Feng Chen, President, Cheng Li Zhang, Secretary/Treasurer, Hook & Reel Greenbelt, LLC, t/a Hook & Reel (Greenbelt), 6002 Greenbelt Road, Greenbelt, 20770. – Request for a Special Entertainment Permit.
4. **NEW – CLASS C, FRATERNAL, BEER, WINE AND LIQUOR** James Riley, Execute Director, for a Class C, CLE, Beer, Wine and Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexandria Ferry Road, Clinton, 20735.
5. Sheng Gao, President, Blue Sunday Bar & Grill, LLC, t/a Blue Sunday Bar & Grill, 6868 Race Track Road, Bowie, 20715, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 17 Beverages from Faucets, Spigots, Etc.; Labeling of the Rules and Regulations for Prince George’s County, to wit; That on or about July 7, 2021 at approximately 6:30 p.m. during a routine inspection of Blue Sunday Bar & Grill, Inspector Golato noticed that tap labeled Bold Rock – Hard Cider was being fed by a

keg that read Angry Orchard which is a violation of R.R. 17 of the Prince George’s County Board of License Commissioners.

6. Brian Berman, Member/Authorized Person, SRISAI, LLC, t/a Crescent Wine & Spirits, 15501 Annapolis Road, Suite 300, Bowie, 20715, Class BL+, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George’s County, to wit; That on or about August 11, 2021 at approximately 8:37 p.m. one (1) underage female operative (20 years old) of the Prince George’s County Cadet Program and one (1) undercover police officer from the Prince George’s County Police Department entered Crescent Wine & Spirits located at 15501 Annapolis Road, Bowie, MD 20715. The operative retrieved one (1) six pack 12 oz can of Twisted Hard Iced Tea from the standing refrigerator and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

7. Woon Cho, President, Soon Cho, Vice President, Ayoola Amaefule, Vice President, Metro Supermarket, Inc., t/a Metro Supermarket, 7734 Landover Road, Landover, 20785, Class D(R), Beer, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George’s County, to wit; That on or about August 17, 2021 at approximately 8:37 p.m. one (1) underage female operative (20 years old) of the Prince George’s County Cadet Program and one (1) undercover police officer from the Prince George’s County Police Department entered Metro Supermarket located at 7734 Landover Road, Landover, MD 20785. The operative retrieved one (1) six pack 12 oz can of Bud Light (beer) from the standing refrigerator and then took the item to the cashier for payment. The cashier checked ID and accepted the payment (money exchange).
8. Sekwang Yoo, President, Jane Son Decruise, 25 Hour Inc., t/a 25 Hour Market, 3316 Dodge Park Road, Landover, 20785, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George’s County, to wit; That on or about August 17, 2021 at approximately 2:10 p.m. one (1) underage male operative (20 years old) of the Prince George’s County Cadet Program and one (1) undercover police officer from the Prince George’s County Police Department entered 25 Hour Market located at 3316 Dodge Market Road, Landover, MD 20785. The operative retrieved one (1) four pack bottles of Seagram’s Escape Strawberry Daiquiri from the standing refrigerator while the officer watched. The cashier made the sale and did not request ID from the operative. The age of the employees could not be determined, employee records were requested but could not be produced, employees on the premises were not alcohol awareness certified and employees were uncooperative.

9. Naresh C. Bhardwaj, President, Manish Patel, Secretary/Treasurer, GOPI VRAJ BASNA, Inc., t/a Brightseat Liquors, 2600 Brightseat Road, Landover, 20785, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George’s County, to wit; That on or about August 24, 2021 at approximately 6:51 p.m. one (1) underage operative (20 years old) of the Prince George’s County Cadet Program and one (1) undercover police officer from the Prince George’s County Police Department entered Brightseat Liquors located at 2600 Brightseat Road, Landover, MD 20785. The operative retrieved one (1) six pack 12 oz can of Modelo (beer) and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

10. Sumit Khaneja, Managing Member/Authorized Person, SK Stores, LLC, t/a Liquor King, 7053 Martin Luther King Highway, Landover, 20785, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George’s County, to wit; That on or about August 24, 2021 at approximately 7:19 p.m. one (1) underage operative (20 years old) of the Prince George’s County Cadet Program and one (1) undercover police officer from the Prince George’s County Police Department entered Liquor King located at 7053 Martin Luther King Highway, Landover, MD 20785. The operative retrieved one (1) four pack 16 oz can of Modelo (beer) and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, Oc-

tober 13, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 24, 2021

140400 (9-30,10-7)

ORDER OF PUBLICATION

WAYNE WRIGHT
5705 Camp Springs Ave
Temple Hills, MD 20748

Plaintiff
v.

TONI ANETTE HILL
2266 Wakefield Circle
Waldorf, MD 20602

and

Prince George’s County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

and

Attorney General’s Office for
Maryland
s/o Angela D. Alsobrooks, County
Executive’s Office/County Attorney
Office of Law/County Adminis-
tration Bldg.
14741 Governor Oden Bowie Dr.,
Ste 5121
Upper Marlboro MD 20772

and

All unknown owners of the prop-
erty described Below; all heirs, de-
visees, personal representatives,
and executors, administrators,
grantees, assigns or successors in
right, title, interest, and any and all
persons having or claiming to have
any interest in the property and
premises situate in Brandywine, *
Election District of Prince George’s
County, known as 0829986 Horse-
head Rd and described as Lot Size 1
Acre Being known as Account
0829986 on the Tax Roll of the Direc-
tor of Finance.

Defendants
**In the Circuit Court for
Prince George’s County, Maryland
Case No.: CAE 21-07154**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption from tax sale on the
property known as 0829986 Horse-
head Rd in Prince George’s County,
State of Maryland, sold by the Di-
rector of Finance of Prince George’s
County, State of Maryland to Wayne
Wright, the Plaintiff.

A DESCRIPTION of the property
in substantially the same form as the
description appearing on the Cer-
tificate of Tax Sale is as follows: Lot
Size 1 Acre, Known as 0829986
Horsehead Rd.

The complaint states among other
things that the amount necessary for
redemption has not been paid.

It is thereupon this 22nd day of
September, 2021, by the Circuit
Court for Prince George’s County,
Ordered, that notice be given by the
insertion of a copy of this Order in
some newspaper having a general
circulation in Prince George’s
County once a week for three con-
secutive weeks, warning all persons
interested in the property to appear
in this Court by the 11th day of No-
vember, 2021, and redeem the prop-
erty and answer the Complaint or
thereafter a final judgment will be
entered foreclosing all rights of re-
demption in the property and vest-
ing in the Plaintiff a title to said
property in Fee Simple, free of all
liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
140386 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

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

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

Notice is hereby given this 22nd
day of September, 2021, by the Cir-
cuit Court for Prince George’s
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 1126
Booker Drive, Capitol Heights, MD
20743, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 22nd 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 succe-
ssive weeks before the 22nd day of
October, 2021.

The report states the purchase
price at the Foreclosure sale to be
\$172,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140378 (9-30,10-7,10-14)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

AARON LAWSON
JOYCE LAWSON
8479 Snowden Oaks Place
Laurel, MD 20708
Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-05336**

Notice is hereby given this 24th
day of September, 2021, by the Cir-
cuit Court for Prince George’s
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 8479
Snowden Oaks Place, Laurel, MD
20708, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 25th 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 succe-
ssive weeks before the 25th day of
October, 2021.

The report states the purchase
price at the Foreclosure sale to be
\$245,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140402 (9-30,10-7,10-14)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
FRANKLIN ELEAZAR HOPE
Estate No.: 117479**

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a pe-
tition has been filed by Waveney T.
Kadan for judicial probate of the
will dated **October 26, 2001** and for
the appointment of a personal rep-
resentative. A virtual hearing is set
for **November 4, 2021 at 11:00 A.M.**
This hearing may be transferred or
postponed to a subsequent time.
Further information may be ob-
tained by reviewing the estate file in
the Office of the Register of Wills.

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

140340 (9-23,9-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES E. SMITH, JR.

Notice is given that Isaac H.
Marks, Sr., whose address is 11785
Beltsville Drive, Ste 150, Calverton,
MD 20705, was on August 26, 2021
appointed personal representative
of the small estate of James E. Smith,
Jr., who died on March 20, 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 repre-
sentative 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 pu-
blication 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 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 de-
cedent died before October 1, 1992,
nine months from the date of de-
cedent’s death; or

(2) Thirty days after the personal
representative mails or otherwise de-
livers 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 cred-
itor presents the claim within thirty
days from the mailing or other deliv-
ery of the notice.

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

ISAAC H. MARKS, 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. 121866
140390 (9-30)

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

LEGALS

ROBERT Z. BOHAN
175 Admiral Cochrane Drive
Suite 102
Annapolis, MD 21401
410-266-7660

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE KACZMAREK

Notice is given that Allen Kacz-
marek, whose address is 168 Polling
House Road, Harwood, MD 20776,
was on August 26, 2021 appointed
Personal Representative of the estate
of Alice Kaczmarek who died on
April 11, 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 repre-
sentative 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 26th 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 de-
cedent 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.

ALLEN KACZMAREK
Personal Representative

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

Estate No. 121303
140396 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

REBECCA WILLIAMS
WILLIE WILLIAMS, SR (DE-
CEASED)
135 South Huron Drive
Oxon Hill, MD 20745
Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 19-23646**

Notice is hereby given this 22nd
day of September, 2021, by the Cir-
cuit Court for Prince George’s
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 135
South Huron Drive, Oxon Hill, MD
20745, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 22nd 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 succe-
ssive weeks before the 22nd day of
October, 2021.

The report states the purchase
price at the Foreclosure sale to be
\$257,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140381 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

NADINE A. CHISHOLM (DE-
CEASED)
2504 Chapman Road
Hyattsville, MD 20783
Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 20-09826**

Notice is hereby given this 24th
day of September, 2021, by the Cir-
cuit Court for Prince George’s
County, Maryland, that the sale of
the property mentioned in these
proceedings and described as 2504
Chapman Road, Hyattsville, MD
20783, made and reported by the
Substitute Trustee, will be RATI-
FIED AND CONFIRMED, unless
cause to the contrary thereof be
shown on or before the 25th 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 succe-
ssive weeks before the 25th day of
October, 2021.

The report states the purchase
price at the Foreclosure sale to be
\$250,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140399 (9-30,10-7,10-14)

IN THE FAMILY COURT OF
JACKSON COUNTY,
WEST VIRGINIA

IN THE MATTER OF:

Amon Jalil Harmon
minors under the age of 18 years

**CIVIL ACTION NO. 21-FIG-3
JUDGE BRYAN S. CROMLEY**

ORDER OF APPOINTMENT
OF TEMPORARY MINOR
GUARDIAN

On May 10, 2021, a hearing in this
matter was held before the Honora-
ble Bryan S. Cromley, Judge of this
Court, upon the petition of Bobbi
Grayson, filed on April 30, 2021,
Bobbi Grayson seeking the appoint-
ment of a guardian for the above-
named minor pursuant to West
Virginia Code §44-10-3. The follow-
ing parties interested persons ap-
peared for this hearing: Bobbi
Grayson, Petitioner, by telephone,
self-represented, Lasheika Harmon,
Respondent, appeared in person,
self-represented, and Donle Pratt,
Respondent, did not appear.

WHEREUPON, the Court pro-
ceeded to hear the proffers of the
parties, and hereby makes the fol-
lowing findings and conclusions:

1. The following individuals who
are the subjects of this proceeding
are minors under West Virginia law,
being under the age of 18 years:

Name
Amon Jalil Harmon

Date of Birth
October 7, 2014

2. Venue is proper in this Court be-
cause said minors are current state
residents of this county.

3. The parents of the minors are:

Lasheika Harmon, mother, who is
living.

Donle Pratt, father, who is living.

4. The petition filed herein seeks a
guardianship over the person
and/or the estate of the minor chil-
dren.

5. The guardian proposed in the
petition filed herein is Bobbi
Grayson, who is the child’s mater-
nal grandmother.

6. Giving precedence to the welfare
and best interest of the minors and
the importance of a competent and
fit guardian, based upon the evi-
dence presented, and, to the extent
applicable, further taking into ac-
count the priority for consideration
for appointment to be afforded the
parents of the minor, the Court
hereby finds and concludes that
Bobbi Grayson is the appropriate
temporary guardian over the person
and/or the estate of the minor
named in Paragraph 1 above.

7. The

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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343735-1)

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

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

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

140281 (9-16,9-23,9-30)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
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 district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602197)

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

140268 (9-16,9-23,9-30)

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 ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 303801-3)

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

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

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
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 responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604404)

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

140269 (9-16,9-23,9-30)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on **10/08/2021**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9716
2010 KAWASAKI KX 250
VIN#JKAXMXC3AA004724
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#9717
2005 INFINITI G 35
VIN#JNKC51E35M215232
AUTOMOTIVE SOLUTIONS
6025 BELAIR RD
BALTIMORE

LOT#9837
2014 CHEVROLET CRUZE
VIN#1G1PA5SH0E7194807
PRECISION TUNE AUTO CARE
409 RITCHIE HWY
SEVERNA PARK

LOT#9770
2010 ACURA TL
VIN#19UUA9F54AA001123
TAYLOR'S TOWING
5241 FAIRLAWN AVE (REAR)
BALTIMORE

LOT#9774
2008 FORD F-150
VIN#1FTRF1228KC57918
PHOENIX AUTOMOTIVE
DIAGNOSTICS & REPAIR
CENTER LLC
9178 CHAPEL RD
EASTON

LOT#9775
1998 TOYOTA 4 RUNNER
VIN#JT3HN86R4W0160579
NU-WAY AUTO REPAIR
5060 WABASH AVE
BALTIMORE

LOT#9791
2007 GMC SAVANA
VIN# 1GDFG15T231144917
FORESTVILLE SUNOCO
7622 MARLBORO PIKE
FORESTVILLE

LOT#9873
2005 DODGE CARAVAN
VIN#1D4GP24R85B384414
DARCARS CHRYSLER
JEEP DODGE
OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#9875
2006 DODGE CHARGER
VIN#2B3KA53H26H201649
DARCARS CHYRSLER
JEEP DODGE
OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#9881
2004 CHRYSLER CROSS FIRE
VIN#1C3AN69LX4X005827
DARCARS CHRYSLER
JEEP DODGE
OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#9882
2005 JEEP GRAND CHEROKEE
VIN#1J4HR48N75C645826
DARCARS CHRYSLER
JEEP DODGE
OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#9810
1972 RITZ M/H
VIN#0501708791
NORTH HAVEN MHC LLC
13740 PENNSYLVANIA AVE
HAGERSTOWN

LOT#9813
1976 REDMOND M/H
VIN#11215196
BOONE'S ESTATES MHC LLC
1091 MT ZION MARLBORO RD
LOTHIAN

LOT#9818
1993 COLORADO M/H
VIN#SR04859AB
BOONE'S ESTATES MHC LLC
1091 MT ZION MARLBORO RD
LOTHIAN

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

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

140365 (9-23,9-30)

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

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The Prince George’s Post
Call 301 627 0900**

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

**10716 DRAGOO PL.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated March 1, 2007, recorded in Liber 27501, Folio 271 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,000.00, 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 19, 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 \$37,000 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 72407-1)

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

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

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

140375 (9-30,10-7,10-14)

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

**12706 CRESTWOOD AVE. SOUTH
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated February 6, 2008, recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, 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 19, 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 \$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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 350488-1)

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

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

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

140377 (9-30,10-7,10-14)

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

**914 NEWINGTON CT.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2007, recorded in Liber 29079, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,828.00, 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 19, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 80669-1)

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

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

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

140376 (9-30,10-7,10-14)

LEGAL NOTICE

CITY OF BOWIE, MD

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

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 20, 2021.

Alfred D. Lott
City Manager

140368 (9-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SAMUEL LEONARD ANDERSON

Notice is given that Lori L. Anderson, whose address is 14130 Reverend Rainsford Court, Upper Marlboro, MD 20772, was on September 16, 2021 appointed Personal Representative of the estate of Samuel Leonard Anderson, who died on June 29, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of March, 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 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.

LORI L. 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. 121461

140392 (9-30,10-7,10-14)

ORDER OF PUBLICATION

ANGELICA BROWN Plaintiff
vs.

ALFRED C. GILKESSON SR.,
Et Al. Defendants

In the Circuit Court for
Prince George's County, Maryland
Civil Action No. CAE 21-07163

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

Owner: Alfred C. and Mary L. Gilkesson, Sr.
Address: Collington Road,
Bowie, MD
Description: 3.26 AC, Map 46,
Grid F4, Par 63
Account No: Tax Account:
07-0729327

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

It is thereupon this 22nd day of September, 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 general circulation in Prince George's County once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 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 Plaintiff's 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
140384 (9-30,10-7,10-14)

NOTICE

IN THE MATTER OF:
Jennifer Nicole Willow

FOR THE CHANGE OF
NAME TO:
Cody Nicolas Willow

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-13709

A petition has been filed to change the name of Jennifer Nicole Willow to Cody Nicolas Willow.

The latest day by which an objection to the petition may be filed is October 19, 2021.

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

140364 (9-30)

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: **10/06/2021**

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**

1994	FORD	ECONOLINE E150		1FTEE14Y4RHA67759
2002	VOLVO	V70	VA	UMJ6560 YV1SZ58DX21076643
2006	HYUNDAI	SONATA	VA	UKB5719 5NPEU46F56H015729

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

2000	CHEVROLET	TIMPALA	MD	7CV4424	2G1WF52K6Y9181894
2008	TOYOTA	CAMRY	MD	HSL341	4T1FA38P08U157408
		SOLARA			
2006	MERCEDES-BENZ	CLK500	VA	UHF8637	WDBTK56H36F194139

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

1998 CHEVROLET ASTRO VAN MD 9DF1641 1GCDM19XWB124910

PAST & PRESENT TOWING & RECOVERY INC

**7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222**

2008	LEXUS	ES	MD	7CT2769	JTHBJ46G282265020
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140407 (9-30)

NOTICE

Diane S. Rosenberg
Mark D. Meyer
John A. Ansell, III
Maurice Obrien
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustees
Plaintiff(s)

v.

Estate of Barbara A. Carter
7209 Greeley Road
Landover, MD 20785
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-19457

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 7209 Greeley Road, Landover, MD 20785, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$230,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140380 (9-30,10-7,10-14)

ORDER OF PUBLICATION

Winifred Faris Plaintiff
vs.

Sam Davenport Defendants

In the Circuit Court for
Prince George's County, Maryland
Civil Action No. CAE 21-07162

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

Owner: Sam Davenport
Address: Jolly Drive,
Fort Washington, MD
Description: 20,387 SF, Oaklawn
Manor, Lot 15 Bl G
Account No: Tax Account:
09-0923243

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

It is thereupon this 22nd day of September, 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 general circulation in Prince George's County once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 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 Plaintiff's 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
140383 (9-30,10-7,10-14)

LEGALS

NOTICE

Diane S. Rosenberg
Mark D. Meyer
Maurice Obrien
Bradley Harris
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustees
Plaintiff(s)

v.

Estate of Juan Antonio Magana
Ana Magana
3216 Dallas Drive
Temple Hills, MD 20748
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-01938

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 3216 Dallas Drive, Temple Hills, MD 20748, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$309,662.59.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140379 (9-30,10-7,10-14)

NOTICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3 c/o PHH Mortgage Corporation 1 Mortgage Way Mt. Laurel, New Jersey

Plaintiffs,
vs.
SANDRA F. HARRIS (DECEASED)
6707 Eldridge Street
Hyattsville, MD 20784
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02761

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6707 Eldridge Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of 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 25th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140403 (9-30,10-7,10-14)

LEGALS

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 appointed 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 probate 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

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
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 appointed 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 probate 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

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)

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.

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

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

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	
140313	(9-16,9-23,9-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND M. HARVEY

Notice is given that William F Calhoun, whose address is 775 Sykesville Road, Sykesville, MD 21784, was on August 2, 2021 appointed Personal Representative of the estate of Raymond M Harvey who died on December 2, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd 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 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.

WILLIAM F CALHOUN
Personal Representative

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

Estate No. 119481	
140395	(9-30,10-7,10-14)

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 Personal Representative of the estate of Nancy B. Wood who died on August 7, 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 probate 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

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

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 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 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 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.

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)

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 September 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 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.

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)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

LANCE R. GATLING
JENNY GONZALEZ
7731 Emerson Road
Hyattsville, MD 20784

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-06737

Notice is hereby given this 16th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7731 Emerson Road, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th 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 18th day of October, 2021.

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

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

True Copy—Test:
Mahasin El Amin, Clerk

140346	(9-23,9-30,10-7)
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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EOLA E. REID (DECEASED)
12508 Sir Walter Drive
Glenn Dale, MD 20769

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-21113

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12508 Sir Walter Drive, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of 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 25th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$301,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140401	(9-30,10-7,10-14)
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LEGALS

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.

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

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

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)

NOTICE

IN THE MATTER OF:
Sidney Juanita Lewis

FOR THE CHANGE OF
NAME TO:
Sidney Juanita Galbreath Lewis

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10612

A petition has been filed to change the name of (Minor Child(ren)) Sidney Juanita Lewis to Sidney Juanita Galbreath Lewis.

The latest day by which an objection to the petition may be filed is October 19, 2021.

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

140358	(9-30)
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KEITH H. ROBERTS ESQ.
Law Office of Keith Roberts
P.O. Box 633
White Marsh, MD 21162
410-645-0246

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 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 28th 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 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.

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	
140314	(9-16,9-23,9-30)

NOTICE

IN THE MATTER OF:
Ghelila Isayas Afewerki

FOR THE CHANGE OF
NAME TO:
Ghelila Afewerki Isayas

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10623

A petition has been filed to change the name of (Minor Child(ren)) Ghelila Isayas Afewerki to Ghelila Afewerki Isayas.

The latest day by which an objection to the petition may be filed is October 19, 2021.

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

140359	(9-30)
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E. Nickey Patterson
6710 Oxon Hill Road, Suite 210
Oxon Hill, MD 20745
202-709-6726

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 appointed Personal Representative of the estate of George Davis Carter, who died on July 24, 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 probate 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

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	
140303	(9-16,9-23,9-30)

NOTICE

IN THE MATTER OF:
Fnu Grace Ankengasong

FOR THE CHANGE OF
NAME TO:
Grace Ankengasong

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10795

A petition has been filed to change the name of (Minor Child(ren)) Fnu Grace Ankengasong to Grace Ankengasong.

The latest day by which an objection to the petition may be filed is October 19, 2021.

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

140360	(9-30)
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Karen M. Selby, Esq.
3261 Old Washington Road
Ste. 2020
Waldorf, MD 20602
202-854-0464

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY E. CLAYTON

Notice is given that Terri Claybrook, whose address is 1016 Stratford Avenue, Elkins Park, PA 19027, was on September 10, 2021 appointed Personal Representative of the estate of Gregory E. Clayton who died on March 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 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 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.

TERRI CLAYBROOK
Personal Representative

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

Estate No. 121538	
140352	(9-23,9-30,10-7)

NOTICE

IN THE MATTER OF:
Asier Isayas Afewerki

FOR THE CHANGE OF
NAME TO:
Asier Afewerki Isayas

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or
Fax (301) 627-6260

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