

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4526 POWDER MILL ROAD
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe, and Kimberly Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 4.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 30, 2021 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 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

140682 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12203 WALLACE LANDING COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Christopher N. Staton, and Jodie Staton, dated May 3, 2019 and recorded in Liber 42132, Folio 133 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$425,165.00, 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 **NOVEMBER 30, 2021 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 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, Kevin Hildebeidel,
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

140728 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10014 WORRELL AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, 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 **NOVEMBER 30, 2021 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$30,000.00 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

140729 (11-11,11-18,11-25)

LEGALS

**WILLIAM JOHN ARMSTRONG III,
ESQUIRE**
1804 Briggs Chaney Road
Silver Spring, MD 20905
301-384-9233

Angela D Minor
PO Box 7181
Largo, MD 20792
202-390-0200

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICK SHERIDAN

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HORTENSE JOHNS-VAUGHAN

Notice is given that Eileen F. Sheridan, whose address is 848 Chelham Way, Santa Barbara, CA 93108, was on November 2, 2021 appointed Personal Representative of the estate of Patrick Sheridan, who died on September 26, 2021 without a will.

Notice is given that Thomas Wayne Vaughan, whose address is 102 Cambleton Court, Upper Marlboro, MD 20774, was on October 28, 2021 appointed Personal Representative of the estate of Hortense Johns-Vaughan, who died on August 8, 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.

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 May, 2022.

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 April, 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:

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

(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.

(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.

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.

EILEEN F. SHERIDAN
Personal Representative

THOMAS WAYNE VAUGHAN
Personal Representative

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

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

Estate No. 122738

Estate No. 122588

140721 (11-11,11-18,11-25)

140678 (11-4,11-11,11-18)

LEGALS

John Noble, Esquire
451 Hungerford Drive, Suite 616
Rockville, Maryland 20850
301-762-6200

Collins Legal Group, LLC
Tiffani S. Collins
20 S. Charles Street, Suite 901
Baltimore, Maryland 21201
410-462-4529

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHEILA HOLT

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEMENTINE SMITH

Notice is given that John Holt, Jr., whose address is 7320 Summerwind Circle, Laurel, Maryland 20707, was on October 27, 2021 appointed Personal Representative of the estate of Sheila Holt, who died on September 9, 2021 without a will.

Notice is given that Wannie Jennifer Reeves, whose address is 52 Braeburn Dr, Ewing, NJ 08638, was on November 1, 2021 appointed Personal Representative of the estate of Clementine Smith, who died on May 15, 2021 without a will.

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

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 27th day of April, 2022.

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 May, 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:

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

(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.

(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.

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.

JOHN HOLT, JR.
Personal Representative

WANNIE JENNIFER REEVES
Personal Representative

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

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

Estate No. 122789

Estate No. 121719

140680 (11-4,11-11,11-18)

140722 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8118 LONDONDERRY COURT
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 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

**NOVEMBER 23, 2021
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 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 9.375% 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 # 19-600422)

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

140654 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5201 EDGEMERE CT.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated March 6, 2015, recorded in Liber 36835, Folio 235 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,500.00, 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

NOVEMBER 30, 2021 AT 11:03 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. 347342-1)

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

140702 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3722 SILVER PARK CT.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated August 27, 2018, recorded in Liber 41284, Folio 335 among the Land Records of Prince George's County, MD, with an original principal balance of \$193,325.00, 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

NOVEMBER 23, 2021 AT 10:50 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. 341685-1)

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

140663 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5206 UP'SHUR ST.
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated March 8, 2007, recorded in Liber 27606, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 23, 2021 AT 10:51 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 \$18,000 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. 81089-1)

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

140664 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7008 FLAG HARBOR DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2010, recorded in Liber 31938, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,025.00, 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

NOVEMBER 30, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 352788-1)

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

140704 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12103 GUINEVERE PL.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006, recorded in Liber 25918, Folio 411 among the Land Records of Prince George's County, MD, with an original principal balance of \$547,000.00, 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

NOVEMBER 30, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$48,000 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. 348187-1)

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

140705 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated April 3, 2014, recorded in Liber 35864, Folio 370 among the Land Records of Prince George's County, MD, with an original principal balance of \$223,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 23, 2021 AT 10:43 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 9262-42 in Building Numbered Seven (7) on Master Plat entitled, "Phase II, Cherry View Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. 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. 338065-1)

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

140656 (11-4,11-11,11-18)

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 **Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on **11/29/2021**. 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#9696
1997 FORD F-350
VIN#1FDLF47G5VEA72274
HOLABIRD TIRE & AUTO
6318 HOLABIRD AVE
BALTIMORE

LOT#9739
2007 CHEVROLET AVALANCHE
VIN#3GNFK12347G247150
HUNTLEY MOBILE & TRUCK
SERVICE INC
8630 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#9749
1995 LEXUS LS 400
VIN#JTB8UF22EXS0005082
PATRICK & SONS AUTO REPAIR
9401-G LANHAM SEVERN RD
LANHAM

LOT#9757
2010 NISSAN ALTIMA
VIN#1N4AL2AP2AN560230
ALLSTAR AUTO BODY
4803 RHODE ISLAND AVE
HYATTSVILLE

LOT#9761
2014 NISSAN SENTRA
VIN#3N1AB7AP1EY270888
FORESTVILLE SUNOCO
7622 MARLBORO PIKE
FORESTVILLE

LOT#9766
2011 NISSAN TITAN
VIN#1N6BA0EC1BN302344
DELMARVA TOWING & RECOVERY
11110 GRAYS CORNER RD
BERLIN

LOT#9767
2014 NISSAN SENTRA
VIN#3N1AB7AP9EY335714
JG AUTO
10531 JONES RD UNIT C 1D
JOPPA

LOT#9840
2018 ACURA MDX
VIN#5J8YD3H37JL008251
CARBAJAL AUTO REPAIR LLC
4902 46TH AVE
HYATTSVILLE

LOT#9843
2017 LINCOLN MKZ
VIN#3LN6L5FC3HR621538
EAST WEST LINCOLN
7591 ANNAPOLIS RD
LANDOVER HILLS

LOT#9861
2017 NISSAN ALTIMA
VIN#1N4AL3AP1HC243227
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

LOT#9862
2018 NISSAN PATHFINDER
VIN#5N1DR2MM9JC638078
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

LOT#9863
2015 NISSAN PATHFINDER
VIN#5N1AR2MM9FC670622
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

LOT#9864
2006 FORD
VIN#1FMCU96H36KD37287
HUNTLEY'S MOBILE & TRUCK
SERVICE
8630 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#9865
2018 TOYOTA
VIN#JTNB11HK8J3001118
CCA & BODY
5828 KIRBY RD
CLINTON

LOT#9866
2006 HONDA
VIN#5FNRL38786B436901
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9867
2002 FORD
VIN#1FTRX17202NA47759
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9868
2014 NISSAN SENTRA
VIN#3N1AB7AP0EY236263
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9869
2015 NISSAN VERSA

VIN#3N1CE2CP9FL405730
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9871
2008 ISUZU
VIN# JALB4W16187400119
JUDGE AUTO GROUP
218 S. BRIDGE ST
ELKTON

LOT#9884
2015 LEXUS ES 350
VIN#JTHBK1GG3F2202869
FIVE STAR TRANSMISSION
3 HARKO CT # E
ESSEX

LOT#9885
2004 DODGE RAM 1500
VIN#1D7HA18DX4S620481
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHESVILLE

LOT#9887
1947 PLYMOUTH
VIN# 11755902
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHESVILLE

LOT#9890
2011 GMC YUKON XL
VIN#1GKS2MEF5BR318903
SAP AUTOMOTIVE
420 S. KRESSON ST
BALTIMORE

**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**

140730 (11-11,11-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BROOKS LEIGH BUCKLER

Notice is given that Mary L. Buckler, whose address is 20123 Aquasco Road, Aquasco, MD 20608, was on November 5, 2021 appointed personal representative of the small estate of Brooks Leigh Buckler, who died on October 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

MARY L. BUCKLER
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122737
140759 (11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANKLIN ELEAZAR HOPE

Notice is given that Waveney T. Kadan, whose address is 5811 Spokane Drive, Oxon Hill, MD 20745, was on November 4, 2021 appointed personal representative of the small estate of Franklin Eleazar Hope who died on April 13, 2017 with a will.

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

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

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

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

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

WAVENEY T. KADAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117479
140757 (11-18)

Matthew A. Mace, Esquire
Baker Donelson
100 Light Street
Baltimore, MD 21202
410-862-1090

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ALICE P. HOPKINS
A/K/A ALICE PERRIE HOPKINS**

Notice is given that Connie E. Thompson, whose address is 10700 Ward Road, Dunkirk, MD 20754, was on November 9, 2021 appointed Personal Representative of the estate of Alice P. Hopkins a/k/a Alice Perrie Hopkins who died on August 11, 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 9th day of April, 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.

CONNIE E. THOMPSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122668
140761 (11-18,11-25,12-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHNNY C BROOKS JR

Notice is given that Summer Brooks, whose address is 1121 Annapolis Rd, PMB 238, Odenton, MD 21113, was on October 27, 2021 appointed Personal Representative of the estate of Johnny C Brooks Jr, who died on September 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 27th day of April, 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.

SUMMER BROOKS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122748
140677 (11-4,11-11,11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSIE L SIMMONS JR

Notice is given that Oleathia Gadsden, whose address is 1410 Whistling Duck Drive, Upper Marlboro, MD 20774, was on October 28, 2021 appointed Personal Representative of the estate of Jessie L. Simmons Jr who died on September 22, 2021 with a will.

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

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

OLEATHIA GADSDEN
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122683
140675 (11-4,11-11,11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL TOWNES

Notice is given that Linda Y. McCall, whose address is 12304 Caldwell Manor Court, Upper Marlboro, MD 20772, was on October 22, 2021 appointed Personal Representative of the estate of Samuel Townes who died on July 1, 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 22nd day of April, 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.

LINDA Y MCCALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122651
140676 (11-4,11-11,11-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LORSTINE WINGO MATTHEWS
AKA: LORSTINE A WINGO
MATTHEWS**

Notice is given that Sharon M. Chambers, whose address is 1512 Madison Street, Apt. 303, Hyattsville, Maryland 20782, was on November 5, 2021 appointed Personal Representative of the estate of Lorstine Wingo Matthews who died on January 3, 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 5th day of May, 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.

SHARON M CHAMBERS
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122802
140760 (11-18,11-25,12-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN NORMAN LEIS

Notice is given that Arleen H. Leis, whose address is 16100 Burtons Lane, Laurel, MD 20707, was on November 9, 2021 appointed personal representative of the small estate of John Norman Leis who died on February 18, 2019 with a will.

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

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

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

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

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

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

ARLEEN H LEIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122924
140758 (11-18)

LEGALS

**Notice of Public
Meeting
Washington
Suburban Transit
Commission**

Notice is hereby given that the Washington Suburban Transit Commission will hold a virtual meeting on **Wednesday, December 15, 2021 at 3:00 P.M.**

Information on public attendance will be posted at www.wstcm.org (click on the "Meetings" tab)

Comments from the public must be submitted in advance.

Email your comments to:
wstcofficial@gmail.com

Comments must be received by
December 14, 2021.

140777 (11-18)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.
Mary Hicks
7603 Fontainebleau Drive,
Unit 2327
New Carrollton, MD 20784
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-09821**

Notice is hereby given this 27th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of November, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$111,000.00. The property sold herein is known as 7603 Fontainebleau Drive, Unit 2327, New Carrollton, MD 20784.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140668 (11-4,11-11,11-18)

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The Prince George's Post!

Call 301-627-0900 Today!

LEGALS

STATE OF SOUTH CAROLINA COUNTY OF BERKELEY IN THE COURT OF COMMON PLEAS FOR THE NINTH JUDICIAL CIRCUIT CASE NO.: 2021-CP-08-02339

XENIA JOHNSON
PLAINTIFF
vs.

ISAAC BROWN (deceased), his heirs and assigns, MARY JANE HARRIS (deceased), her heirs or assigns; and all persons claiming any right, title, estate interest in or lien upon the real estate described in the Complaint herein; also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the Complaint herein; any unknown adults, any unknown infants or persons under a disability being as a class designated as John Doe and any persons in the military service of the United States of America being as a class designated as Richard Roe,

DEFENDANTS

LIS PENDENS
(Quiet Title and Confirm Tax Sale)

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the Court upon Complaint of the above-named Plaintiff against the above-named Defendants to quiet title to the below-described property. The premises covered and affected by the said action at the time of the filing of this Notice is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the First St. Stephen Parish, County of Berkeley and State of South Carolina, measuring and containing 1.26 acres, more or less and shown as Tract "B" on a plat prepared by William H. Dennis, RLS, dated October 31, 1992, and recorded in the Register of Deeds Office for Berkeley County, South Carolina, in Plat Cabinet J at Page 326; and having such size, shape, form, delineation, metes and bounds as are shown on said plat.

TOGETHER with a Fifty (50') foot Ingress/Egress Easement as shown on aforesaid plat.

BEING the same property conveyed to Xenia Johnson, by Quit Claim Deed of Berkeley County Forfeited Land Commission dated June 29, 2021, and recorded in the Office of the Register of Deeds for Berkeley County, SC, on June 30, 2021, in Book 3870, at Page 313, et seq.

TMS #: 046-00-02-011

NOTICE OF FILING COMPLAINT
(Quiet Title and Confirm Tax Sale)

TO THE DEFENDANTS ABOVE-NAMED:

YOU WILL PLEASE TAKE NOTICE that the original Summons and Complaint in the above-entitled action were filed in the Office of the Clerk of Court for Berkeley County, South Carolina, the object and prayer of which is to quiet title to real property located in Berkeley County, South Carolina, and other relief as set forth in the Complaint.

SUMMONS
(Quiet Title and Confirm Tax Sale)

TO: THE DEFENDANTS ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the said Complaint on the Plaintiff or her attorney, George B. Bishop, Jr., P.A., 223 East Main Street, Post Office Box 848, Moncks Corner, South Carolina 29461, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL PLEASE TAKE NOTICE that the undersigned attorney, on behalf of the Plaintiff herein, will seek the agreement and stipulation of all parties not in default for an Order of Reference to the Master-In-Equity for Berkeley County, South Carolina, stipulating that said Master-In-Equity may enter a final judgment in this case.

YOU WILL PLEASE TAKE NOTICE that should you fail to answer the foregoing Summons, the Plaintiff will move for a general Order of Reference of this cause to the Master-In-Equity for this County, which Order shall, pursuant to Rule 53(a) of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-In-Equity is authorized and empowered to enter a final judgment in this cause.

November 1, 2021

NOTICE NISI
(Quiet Title and Confirm Tax Sale)

TO THE DEFENDANTS HEREIN, NAMES AND ADDRESSES UNKNOWN, INCLUDING ANY THEREOF WHO MAY BE MINORS, IN THE MILITARY SERVICE OR UNDER OTHER LEGAL DISABILITY, IF ANY, WHETHER RESIDENTS OR NON-RESIDENTS OF SOUTH CAROLINA, AND TO THE NATURAL, GENERAL, TESTAMENTARY GUARDIAN OR COMMITTEE, OR OTHERWISE AND TO THE PERSON WITH WHOM THEY MAY RESIDE, IF ANY THERE BE:

NOTICE IS HEREBY given that BRIAN B. WEST, Attorney at Law, of Moncks Corner, South Carolina, has been appointed Guardian ad Litem in the above entitled action by Order and that such Order will become absolute thirty (30) days after the last publication of the Notice of Appointment herein unless such of the Defendants as may be heirs, devisees, distributees, administrators, executors, guardians and all those persons who may be minors, incompetents, in military service, under

any legal disability, or other persons claiming by, through or under the deceased persons above named, or someone in their behalf in the meantime procure to be appointed Guardian ad Litem for them, and that such Order is on file in the Office of the Clerk of Court for Berkeley County, Berkeley County Courthouse, Moncks Corner, South Carolina.

GEORGE B. BISHOP, JR.
South Carolina Bar No. 702
223 East Main Street
Post Office Box 848
Moncks Corner, SC 29461
gbishopjr@yahoo.com
Attorney for Plaintiff

November 3, 2021

140727 (11-11,11-18,11-25)

Christopher A. Aragona, Esq.
Suite 100
6130 Oxon Hill Road
Oxon Hill, Maryland 20745
301-567-1100

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER WALTHALL

Notice is given that William Wahler, whose address is 23051 Shore Side Place, Apt 309, California, Maryland 20619, was on October 28, 2021 appointed Personal Representative of the estate of Walter Walthall who died on July 31, 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 28th day of April, 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 WAHLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122111
140717 (11-11,11-18,11-25)

Kate P. Pruitt, Esq.
O'Malley, Miles, Nysten & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, Maryland 20770
301-572-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE L. BOGAN

Notice is given that Amy Elizabeth Bogan, whose address is 5501 E. Sandra Terrace, Scottsdale, AZ 85254, was on October 27, 2021 appointed Personal Representative of the estate of Louise L. Bogan who died on September 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 27th day of April, 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.

AMY ELIZABETH BOGAN
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122515
140718 (11-11,11-18,11-25)

LEGALS

NOTICE

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

Plaintiffs

vs.

Cheryl A. King
Defendant

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

CIVIL NO. CAEF 20-16658

ORDERED, this 25th day of October, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8921 Town Center Cir #210, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of November, 2021, next.

The report states the amount of sale to be \$165,000.00.

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

140667 (11-4,11-11,11-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLINE L. JONES

Notice is given that Robert D Jones Sr, whose address is 4910 55th Avenue, Hyattsville, MD 20781, was on October 29, 2021 appointed Personal Representative of the estate of Caroline L Jones who died on July 10, 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 29th day of April, 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 D JONES 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. 122549
140719 (11-11,11-18,11-25)

Call 301-627-0900
for a quote.

LEGALS

TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
21-O-07

On November 15, 2021, the Common Council adopted, and on November 16, 2021 the Mayor signed, Legislative Resolution 21-O-07, which amends Chapter 9 "Traffic and Vehicles", Article 1, "Traffic", by repealing and re-enacting §9-109, "Speed monitoring system" of the Code of Ordinances of the Town of University Park, to authorize the placement of speed cameras on highways to operate 24 hours per day, seven days per week in residential districts with a maximum posted speed limit of 35 miles per hour.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until November 26, 2021. The ordinance will take effect on December 6, 2021, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON
COUNCIL
TOWN OF UNIVERSITY PARK
By: Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney
140776 (11-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MIA L. PRICE
AKA MIA L. PIERCE
LESLIE A. PRICE, SR.
13018 Ingleside Drive
Beltsville, MD 20705
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-00899

Notice is hereby given this 4th day of November, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13018 Ingleside Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of December, 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 6th day of December, 2021.

The report states the purchase price at the Foreclosure sale to be \$374,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140715 (11-11,11-18,11-25)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LUTHER SIMPSON

Notice is given that Karen Simpson, whose address is 9006 Old Palmer Road, Fort Washington, MD 20744, was on November 1, 2021 appointed Personal Representative of the estate of James Luther Simpson who died on May 19, 2020 with a will.

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

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

KAREN SIMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122779
140720 (11-11,11-18,11-25)

LEGALS

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

PUBLICATION DATE: November 18, 2021
GRANTEE NAME: Prince George's County, Maryland
GRANTEE ADDRESS: 9200 Basil Court, Suite 500
Largo, MD 20774
SUBGRANTEE NAME: Housing Initiative Partnership, Inc.;
Parallax Development Group; and
Bank of America Merrill Lynch
TELEPHONE: (301) 883-5539 (Environmental Review
Officer, Prince George's County
Department of Housing and Community)

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

REQUEST FOR RELEASE OF FUNDS

On or after December 6, 2021, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD), Community Planning and Development Division. The request will be for the release of HOME Investment Partnerships Program (HOME) funds under the National Affordable Housing Act of 1990, as amended, to undertake the following project:

Schultz Road Senior Housing

The proposed project site is located at 8230 Schultz Road, Clinton, Prince George's County, Maryland. The project entails construction of a ninety (90) unit affordable senior housing facility on a 3.51-acre site. Additional improvements will include a paved parking lot and associated landscaping. The property is located four miles outside the Capital Beltway and southeast of the Anacostia section of the District of Columbia (D.C.) about a half (1/2) mile from Coventry Way's intersection with Branch Avenue (MD-5) in a mixed-use residential and commercial area of Clinton, Maryland. The estimated total development costs are \$26,768,376, of which \$16,286,704 will be for construction. The estimated HUD funding is \$3,000,000.00. Additional federal assistance is also anticipated in the form of Low-Income Housing Tax Credits of approximately \$12,041,396.

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince Georges County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. A PDF of or a link to the ERR may be obtained by submitting an e-mail request to lgkrueell@co.pg.md.us.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Linda G. Krueell, Environmental Review Officer by e-mail to lgkrueell@co.pg.md.us. All comments received by December 3, 2021 will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Prince George's County certifies to HUD that Aspasia Xypolia, in her capacity as Director of the Department of Housing and Community Development, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Prince George's County to use HOME funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince Georges County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince Georges County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be submitted by e-mail to CPD_COVID-19OEE-DC@hud.gov. Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development

140775 (11-18)

LEGALS

Landover Hills Town Council
Adoption of Ordinance O-04-2021

Adoption of Ordinance O-04-2021: An Ordinance of the Mayor and Town Council of the Town of Landover Hills Amending Chapter 74 "Property Maintenance" of the Code of the Town of Landover Hills, §7401 "Accumulation of Trash and Tall Yard Growth Prohibited" and §7402 "Lot Maintenance" to Clarify Residents' Obligations Regarding Property Maintenance (ie. snow removal, trash, debris, tall grass, weeds and yard waste). At the November 1, 2021 Town Council Meeting held at the Landover Hills Town Hall, the Town Council adopted Ordinance O-04-2021. A copy of Ordinance O-04-2021 is posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. A copy of Ordinance O-04-2021 may be obtained by calling Town Hall at (301)773-6401 or by requesting a copy via email at townhall@landoverhills.us. Ordinance O-04-2021 becomes effective on November 21, 2021.

140725 (11-11,11-18)

LEGALS

Landover Hills Town Council
Adoption of Ordinance O-05-2021

Adoption of Ordinance O-05-2021: An Emergency Ordinance of the Mayor and Town Council of Landover Hills, Amending the Budget for Fiscal Year 2022, Beginning July 1, 2021 and Ending June 30, 2022 to Account for Unanticipated Revenue and Corresponding Expenses, and to Increase Certain Expenses. The Ordinance accounts for the following unanticipated revenue: American Rescue Plan Act funds, hotel tax, Rock Creek Conservancy grant, Prince George's County Arts & Humanities Council grant; it also provides for the transfer of funds from dedicated accounts for the acquisition of a vehicle and computer equipment; it further provides for the allocation and expenditure of the unanticipated revenue and adjusts expenses to reflect unanticipated increases in certain expenses. At the November 1, 2021 Town Council Meeting held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-05-2021. A copy of Ordinance O-05-2021 is posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. A copy of Ordinance O-05-2021 may be obtained by calling Town Hall at (301)773-6401 or by requesting a copy via email at townhall@landoverhills.us. Ordinance O-05-2021 became effective on November 1, 2021.

140726 (11-11,11-18)

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

EVELYN F. TAYLOR
914 Newington Court
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16672**

Notice is hereby given this 1st day of November, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 914 Newington Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 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 1st day of December, 2021.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140683 (11-11,11-18,11-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE LYNN JAMES-HICKS

Notice is given that James Hicks, whose address is 7500 Foxcroft Court, Clinton, MD 20735, was on November 4, 2021 appointed Personal Representative of the estate of Diane Lynn James-Hicks, who died on October 2, 2021 without a will.

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

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

JAMES HICKS
Personal Representative

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

Estate No. 122792
140723 (11-11,11-18,11-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES BECKER LAUT

Notice is given that Marilyn Laut Foster, whose address is 10401 Mercado Way, Montgomery Village, MD 20886, was on October 20, 2021 appointed Personal Representative of the estate of Frances Becker Laut, who died on January 7, 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.

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.

MARILYN LAUT FOSTER
Personal Representative

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

Estate No. 116631
140724 (11-11,11-18,11-25)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MICHEE DANIEL SAREE
AKA MIKE D. SARE
1802 Metzertott Road
Unit 503
Hyattsville, MD 20783
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-33482**

Notice is hereby given this 28th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1802 Metzertott Road, Unit 503, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of November, 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 29th day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140669 (11-4,11-11,11-18)

NOTICE

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

v.

Waymon Carroll Jr.
1608 Nova Avenue
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02712**

Notice is hereby given this 25th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of November, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$271,000.00. The property sold herein is known as 1608 Nova Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140666 (11-4,11-11,11-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD ANDREW SAMPLER

Notice is given that Kamari Eason, whose address is 5910 Ottawa Street, Oxon Hill, MD 20745, was on March 11, 2021 appointed Personal Representative of the estate of Howard Andrew Sampler, who died on June 22, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of September, 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.

KAMARI EASON
Personal Representative

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

Estate No. 11980
140679 (11-4,11-11,11-18)

LEGALS

**Final Notice and Public Explanation of a Proposed
Activity in a 100-Year Floodplain**

To: All interested Agencies, Groups and Individuals

This is to give notice that Prince George's County has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human environment for an action under the HOME Investment Partnerships (HOME) Program under HUD grant number M-18/19-UC-24-0505. The proposed project is located at 8230 Schultz Road in Clinton, Prince George's County. The activity entails construction of a ninety (90) unit affordable senior housing facility. Federal assistance consists of a loan in the amount of \$3,000,000. The property also will receive a Payments in Lieu of Taxes (PILOT) Agreement. The area of the project site is 3.51 acres. The building gross floor area for level one is 21,486 square feet (gsf). The flood zone of the floodplain area, located at the southwest perimeter of the project site, is Zone A, which is a high-risk flood zone that has a one percent chance of flooding each year. The floodplain area within the project site is approximately 0.99 acres. No part of the building to be constructed would be located within the floodplain.

Prince George's County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

1. Reasons why the action must take place in a floodplain:
 - a. The proposed project addresses the established need for affordable senior housing in the Clinton area.
 - b. The proposed project meets objectives identified in the Prince George's County Housing and Community Development Annual Action Plan.
 - c. Because the community sanitary sewer main exists in the 100-year floodplain of Pea Hill Branch the developer plans to attach to that sewer line which does have an impact in the floodplain. The sewer impacts are temporary in nature as the grade will be restored to its current condition once the installation is complete.
2. Alternatives considered and reasons for non-selection:
 - a. The no action plan is not to develop the property as proposed.
 - i. Doing this leaves an unmet demand for senior independent living in the community with few if any utility available sites ready to build in the market with the demand for this product.
 - ii. If the site remains un-developed, any erosion at the site then would drain to Pea Hill Branch, degrading the stream.
3. Mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values
 - a. The proposed placement of the building outside of the floodplain will help keep any flood impacts from occurring to the improvements along with all mechanical and electrical equipment.
 - b. Although some construction activities will necessitate limited impacts to the Pea Hill Branch floodplain in the short term, in the long term these impacts will be mitigated through the new construction process.
 - c. This mitigation should help preserve the natural and beneficial functions and values of the 100-year floodplain as it passes the proposed site development.
 - d. Improving the site and with the stormwater plan for that action has been planned to help mitigate storm water runoff which if left un-managed would likely add sediment to Pea Hill Branch that would degrade water quality for those properties located downstream.
 - e. All development and new construction in Prince George's County are to be compliant with the regulations outlined in the Prince George's County Charter at Subtitle 32, Water Resources Protection and Grading Code. The Maryland General Assembly, in Md. Code Ann., Land Use Article, Title 4, established as policy of the State that the orderly development and use of land and structures requires comprehensive regulation through the implementation of planning and zoning control, and that the planning and zoning controls shall be implemented by local government to, among other purposes, secure the public safety, promote health and general welfare, and promote the conservation of natural resources. The Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) has approved the plans for the project.

Prince George's County has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available electronically. A PDF of floodplain management documentation for the project may be requested via e-mail to lgkruelle@co.pg.md.us.

This activity will have no significant impact on the environment for the following reasons:

1. Sewer impacts are temporary in nature as the grade will be restored to its current condition once the installation is complete.
2. The proposed stormdrain and outfall maintains the existing flow pattern.
3. The site provides 100-year floodplain attenuation through the use of underground storage pipes and a control structure.
4. There is minimal grading at the top of the floodplain, adjacent to Schultz Road to accommodate the Prince George's County man dated 10' wide hiker/biker concrete trail. The grading is a minor cut condition, thereby expanding the floodplain cross section (all be it minutely) ensuring that flood levels will not rise upstream from the impacts.
5. The proposed building was designed to avoid impacts to on-site natural resources to the maximum extent practicable.
6. Protective easements to preserve on-site natural resources will be put in place.
7. The proposed storm water management (SWM) system for the site is providing 100-year attenuation. The proposed SWM system will reduce the 100-year flows from 10.83 cubic feet per second (CFS) to 6.56 CFS. The proposed SWM system will improve conditions.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by Prince George's County at the following address on or before November 29, 2021: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774, and (301) 883-5539, Attention: Linda G. Kruelle, Environmental Review Officer. A PDF of the full description of the project may be requested via e-mail to lgkruelle@co.pg.md.us. Comments may also be submitted via e-mail to the same address.

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: November 18, 2021

140773 (11-18)

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

LEGALS

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2006	NISSAN	MURANO	JN8AZ08W86W532173
2003	NISSAN	MAXIMA	JN1DA31D03T510470
2003	TOYOTA	CAMRY	4T1BE32K73U688033
2002	ACURA	TL	19UUA56842A006181
2016	SCION	IA	33MYDLBZV8GY109911
2004	HONDA	CIVIC	1HGES16524L012360
2005	BUICK	RAINER	5GAD5135X5214920
2006	MERCEDES	E350	WDBUF87JX6X182625
2004	FORD	ESCAPE	1FMYU03164DA16077
2006	HONDA	CIVIC	1HGFA16806L083531
2003	MERCEDES	S55	WDBNG74J23A373292
2008	HONDA	CVR	JHLRE48378C015901
2005	PONTIAC	GT	1G2ZH528154170436
2002	GMC	YUKON	1GKEC13Z12R319388
2004	CHRYSLER	PT CRUISER	3C4FY8B04T333842
2012	CHEVROLET	EQUINOX	2GNFLCEK1C6326485
2007	PONTIAC	GRAND PRIX	2G2WP552771114528
2000	NISSAN	FRONTIER	1N6ED72Y5YC358008
2002	KIA	SEDONA	KNDUP131226334389
2007	NISSAN	ALTIMA	1N4AL21E77C220669
2000	BUICK	LESABRE	1G4CW52K8Y4197488
2001	MITSUBISHI	ECLIPSE	4A3AC84H31E221569
2007	CHEVROLET	MONTE CARLO	2G1WJ15K879268195
2010	BMW	750	WBAKC6C5XACL67849
2012	AUDI	Q5	WA1LFAFP1CA102406
2004	CHEVROLET	TRAILBLAZER	1GNET165646140236
1995	TOYOTA	COROLLA	2T1AE09B6SC109291
2006	CHEVROLET	EQUINOX	2CNDL73F266008887
2017	KIA	OPTIMA	5XXGT4L32HG145182
2008	BMW	528I	WBANU52528C116248
2013	HYUNDAI	ELANTRA	KMHDF4AE0DU616416
2008	JEEP	PATRIOT	1J8FT28W28D760742
2007	CHEVROLET	COBALT	1G1AK55F37725123
2004	INFINITI	FX35	JNRA508W34X211875
2008	NISSAN	ROGUE	JN8AS58V58W101138
2016	CHEVROLET	CURZE	1G1PE5B5G7126327
2017	TOYOTA	COROLLA	2T1BUR17E1HC839867
2001	CHEVROLET	SUBURBAN	3GNFK16T21G230817

140774 (11-18)

The Prince George's Post

Newspaper

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LEGALS

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

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

**15722 PILLER LANE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Abdulai Kanu, and Kadiatu Salamatu Bah, dated January 26, 2007 and recorded in Liber 29082, Folio 293 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 7, 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 \$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

140746 (11-18,11-25,12-2)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 26, 2012, a certain Deed of Trust was executed by Albert Smith as Grantor(s) in favor of New Day Financial, LLC as Beneficiary, and Premium Title Escrow, LLC as Trustee(s), and was recorded on August 24, 2012, in Book 33904, Page 020 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 19, 2017, and recorded on June 15, 2017, in Book 39692, Page 310, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on July 22, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$219,107.87; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 5516 Belmont Drive,
Oxon Hill, MD 20745

Tax ID: 12-1306299

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

The Secretary of Housing and Urban Development will bid \$219,107.87.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$22,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$22,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period,

LEGALS

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

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

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

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

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

Date: November 8, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT A

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN THE TWELFTH (12) ELECTION DISTRICT OF PRINCE GEORGES COUNTY, STATE OF MARYLAND, NAMELY:

LOT NUMBERED TWENTY-FOUR (24) IN BLOCK LETTERED "M" IN THE SUBDIVISION KNOWN AS "PLAT TWO, SECTION TWO, BIRCHWOOD CITY", AS PER PLAT RECORDED IN PLAT BOOK WWW 37, PLAT NO. 17, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD.

Tax ID #: 12-1306299

140750 (11-18,11-25,12-2)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 5, 2007, a certain Deed of Trust was executed by Melwood Johnson as Grantor(s) in favor of Financial Freedom Senior Funding Corporation as Beneficiary, and Robert E. Ruloff as Trustee(s), and was recorded on March 13, 2007, in Book 27365, Page 272 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated November 15, 2016, and recorded on January 4, 2017, in Book 38916, Page 389, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on December 19, 2018, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$232,770.87; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 5918 Burgundy Street,
Capitol Heights, MD 20743

Tax ID: 18-2032209

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

The Secretary of Housing and Urban Development will bid \$232,770.87.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$23,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$23,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

LEGALS

offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

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

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

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

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

Date: October 27, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

Exhibit "A"

ALL THAT PIECE OR PARCEL OF LAND KNOWN AS LOTS 3, 4, & 5 AND PART OF LOTS 1 & 2, BLOCK 7, ON PLAT ENTITLED "TOLSON HEIGHTS ADDITION TO MARYLAND PARK" AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

140749 (11-18,11-25,12-2)

NOTICE OF ADOPTION OF CHARTER AMENDMENT

CHARTER AMENDMENT RESOLUTION R-01-21 OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, MARYLAND AMENDING SECTIONS C-6(A) AND C-6(B) OF THE CHARTER ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND AND § 4-304 OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1957 EDITION, AS AMENDED), TO MODIFY BOUNDARIES OF THE ELECTION WARDS TO ENSURE RESIDENTS ARE IN THEIR PROPER WARDS, ADDRESS INCONSISTENT AND IMPRECISE BOUNDARY DESCRIPTIONS, AND CORRECT MINOR DEFICIENCIES IN BOUNDARY DESCRIPTIONS AND IN THE LANGUAGE IN SECTION C-6(B) REGARDING THE APPLICABLE ELECTION DATE. The amendment to the Charter of the Town of Cheverly hereby proposed was adopted by the Mayor & Council at a public meeting on November 10, 2021, and this enactment shall become effective on December 31, 2021, unless a proper petition for a referendum hereon shall be filed or mailed to the Mayor & Council by registered mail by December 21, 2021, requesting that the proposed amendment be submitted to referendum on November 10, 2021, and this enactment shall become effective on December 31, 2021, unless a proper petition for a referendum hereon shall be filed or mailed to the Mayor & Council by registered mail by December 21, 2021, requesting that the proposed amendment be submitted to referendum on November 10, 2021, and this enactment shall become effective on December 31, 2021, unless a proper petition for a referendum hereon shall be filed or mailed to the Mayor & Council by registered mail by December 21, 2021, requesting that the proposed amendment be submitted to referendum on 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November 10, 20

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**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, NOVEMBER 1, 2021**

**ORDINANCE O-22-03
AN ORDINANCE concerning
CHAPTER 68-Commercial Business District**

FOR the purpose of amending Chapter 68 of the Code of the City of Seat Pleasant, entitled "Commercial Business District"; to provide safety and security requirements within the Commercial Business District in the City of Seat Pleasant.

**ORDINANCE O-22-04
AN ORDINANCE concerning
CHAPTER 114 – Nuisance Properties**

FOR the purpose of amending Chapter 114 – Nuisance Properties of the Code of the City of Seat Pleasant to amend the violations and penalties and add a new section of Unruly Social Gathering in the City of Seat Pleasant.

**ORDINANCE O-22-05
AN ORDINANCE concerning Retail Food Establishments AND
COMMERCIAL BUSINESSES – Litter Control.**

FOR the purpose of requiring Commercial establishments in the City of Seat Pleasant to provide and maintain certain receptacles for the control of certain litter, trash, and refuse; providing a penalty for a violation of this requirement; and generally relating to the control of litter in the City of Seat Pleasant.

**ORDINANCE O-22-06
AN ORDINANCE concerning Speed Enforcement**

FOR the purpose of amending Chapter 150 – Vehicles and Traffic of the Code of the City of Seat Pleasant for the purposes of renaming Article XIV to Speed Monitoring Enforcement on behalf of the City of Seat Pleasant and expanding speed enforcement to all roadways.

**RESOLUTION R-22-05
A RESOLUTION concerning
Declaration of Municipal Government Month.**

**RESOLUTION R-22-06
A RESOLUTION to the APPOINTMENT OF A CITY MANAGER
(CHIEF OPERATING OFFICER) FOR THE
CITY OF SEAT PLEASANT**

FOR the purpose of appointing a City Manager (Chief Operating Officer) for the City of Seat Pleasant; providing for the effective date of the appointment; providing for compensation to the person so appointed and other terms and conditions of employment; terminating the appointment of the Interim City Manager as of a certain date; and generally relating to the appointment of a City Manager (Chief Operating Officer).

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

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

140755 (11-18,11-25)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on May 23, 2008, a certain Deed of Trust was executed by Bennie B. Hooks a/k/a Bennie B. Hooks, Sr., and Mary E. Hooks, a/k/a Mary Elizabeth Taylor Hooks as Grantor(s) in favor of Homeowners Friend Mortgage Company as Beneficiary, and Storm G. Feigles and/or John Kieley as Trustee(s), and was recorded on September 26, 2008, in Book 30026, Page 302 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated May 5, 2017, and recorded on May 16, 2017, in Book 39560, Page 349, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on November 2, 2018, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$438,342.98; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 3502 29th Avenue,
Temple Hills, MD 20748

Tax ID: 06-0529966

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

The Secretary of Housing and Urban Development will bid \$438,342.98.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$44,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$44,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the

LEGALS

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

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

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

Date: October 22, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT "A"

ALL THAT PIECE OR PARCEL OF GROUND SITUATED IN THE COUNTY OF PRINCE GEORGE'S STATE OF MARYLAND DESCRIBED AS:

LOT NUMBERED ONE (1), BLOCK NUMBERED SEVEN (7) IN SECTION NUMBERED TWO (2) IN THE SUBDIVISION KNOWN AS "HILLCREST GARDENS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BB-14, PLAT NO. 64, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. (6TH ELECTION DISTRICT).

FOR INFORMATIONAL PURPOSES ONLY, THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 052-9966; SOURCE OF TITLE IS BOOK 3643, PAGE 673 (RECORDED 10/09/68)

140751 (11-18,11-25,12-2)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 2, 2005, a certain Deed of Trust was executed by Willie Eatman, and Sadie Eatman as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on December 12, 2005, in Book 23698, Page 319 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated March 6, 2014, and recorded on April 30, 2014, in Book 35941, Page 184, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on March 4, 2020, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$316,986.50; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 403 Peppermill Drive,
Capitol Heights, MD 20743

Tax ID: 18-2107613

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

The Secretary of Housing and Urban Development will bid \$316,986.50.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$32,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$32,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and

LEGALS

foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

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

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

Date: October 22, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT "A"

ALL THAT PIECES OR PARCEL OF REAL GROUND SITUATE, LYING AND BEING IN THE EIGHTEENTH ELECTION DISTRICT OF PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, BEING DESCRIBED AS FOLLOWS TO WIT:

LOT NUMBERED EIGHTEEN (18) IN BLOCK LETTERED R IN THE SUBDIVISION KNOWN AS "PLAT ONE, IMPEDENT ESTATES" AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK WWW 35 AT PLAT 91 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND BEING IN THE 18TH ELECTION DISTRICT OF SAID COUNTY.

FOR INFORMATIONAL PURPOSES ONLY, THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 2107613; SOURCE OF TITLE IS BOOK 6198, PAGE 632 (RECORDED 10/21/85).

140754 (11-18,11-25,12-2)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management, at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until December 22, 2021, at 11:59 p.m. local prevailing time for the following project:

CUT & PATCH CONTRACTS FOR COUNCILMANIC DISTRICTS 1 – 4 IN THE NORTH AND COUNCILMANIC DISTRICTS 5 – 9 IN THE SOUTH 952-H (D)

2. Contract Documents:

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

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM026591 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).

- SPEED** eProcurement Platform <http://discovery.ariba.com/> / profile/AN01496591158. The project can be found by project name.

3. Project Description:

The Project scope includes removal & replacement of parts of existing pavement patches by milling, grinding, or saw cutting to the specified depth, maintain square faces after removal, thoroughly clean and tack the exposed vertical surface of adjacent pavement prior to placing the asphalt, spread the asphalt with a shovel, rake, or by approved methods; and full compaction; removal & replacement of existing damaged sections of driveway aprons; sidewalks; curbs & gutters; handicap ramps; under-drains systems.

4. Minimum Qualifications:

The Contractor must have a minimum of 5 years' experience of performing similar type work. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

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

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

QUANTITY	UNIT	DESCRIPTION
800	TON	Hot Mix Asphalt SUPERPAVE 12.5 mm, PG 64-22
600	TON	Hot Mix Asphalt SUPERPAVE 9.5 mm, PG 64-22
30,700	SY	Full Depth Patching
10,000	SY	Milling Hot Mix Asphalt Pavement, one inch to 2- 1/2 inch
1,000	SY	Remove & Replace Residential Driveway Entrances
10,000	LF	5-inch Yellow Thermoplastic Pavement Marking
10,000	LF	5-inch White Thermoplastic Pavement Marking
1,500	LF	Remove & Replace Concrete Curb & Gutter
15,000	SF	Remove & Replace 4-inch thick Concrete Sidewalk
800	SF	Remove & Replace Concrete Handicap Access Ramp

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

7. An *optional* virtual Pre-Bid Conference will be held on November 29, 2021, at 11:00 a.m. local prevailing time, via Zoom at <https://us06web.zoom.us/j/88656801935?pwd=TKk1T2FVaVR4cSsrctkYkYwJmQnBEQ09password.239855>.

By Authority of Angela D. Alsobrooks
County Executive

140764 (11-18,11-25,12-2)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 5, 2006, a certain Deed of Trust was executed by Katie P. Eatmon as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on November 29, 2006, in Book 26501, Page 403 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 22, 2015, and recorded on July 16, 2015, in Book 37113, Page 078, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on November 4, 2019, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$407,771.62; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1306 Edenville Drive,
Forestville, MD 20747

Tax ID: 06-0476929

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

The Secretary of Housing and Urban Development will bid \$407,771.62.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$41,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$41,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

Date: October 28, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

Lot numbered Sixteen (16), in Block lettered "D", in the subdivision known as Section 6, Waterford, as per plat thereof recorded in Plat Book WWW 67, at Plat 83, among the Land Records of Prince George's County, Maryland.

The improvements thereon being known as No. 1306 Edenville Drive.
Tax ID No. 06-0476929

140752 (11-18,11-25,12-2)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on July 27, 2006, a certain Deed of Trust was executed by Vina Smith as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on October 2, 2006, in Book 26117, Page 061 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 19, 2017, and recorded on October 20, 2017, in Book 40132, Page 288, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 15, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is \$279,970.41; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 7, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1262 Booker Terrace,
Capitol Heights, MD 20743

Tax ID: 18-2098192

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

The Secretary of Housing and Urban Development will bid \$279,970.41.

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

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

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

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

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

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

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

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

Date: October 28, 2021

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT A

Lot numbered TWENTY-THREE (23) in Block lettered "F" in a Subdivision known as "BOOKER T. HOMES" as per plat recorded in Plat Book WWW 20 at Plat 79, one of the Land Records of Prince George's County, Maryland, 18th Election District.

The improvements thereon being known as 1262 Booker Terrace.
Tax ID No. 18-2098192.

140753 (11-18,11-25,12-2)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, OCTOBER 11, 2021

ORDINANCE O-22-02

AN ORDINANCE concerning CHAPTER 112 – Noise

FOR the purpose of amending Chapter 112 – Noise of the Code of the City of Seat Pleasant to the violations and penalties and prohibiting certain noises above a specified decibels 24 hours per day.

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

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

140756 (11-18,11-25)

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: 11/30/2021

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

2013	CHEVROLET	MALIBU	MD	6CE1618	1G11H5SA3DF212676
2002	FORD	F-150	PA	ZLV7396	1FTRW07602KC43329
2003	VOLKSWAGEN	PASSAT	VA	USF5592	VWVRFH63B63P258647
2010	MAZDA	MAZDA6	CT	AS98683	1YVHZ8CH3A5M08287

JD TOWING

2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2003	HYUNDAI	SONATA	VA	USF5532	KMHWF35H63A739974
2006	FORD	ESCAPE	VA	UKL2433	1FMYU03116KB35217
2008	CHEVROLET	SUBURBAN	VA	UTM5386	3GNFK16Z64G287188
2007	MAZDA	CX-7			JM3ER293X70131670
2000	TOYOTA	SOLARA	MD	HTK462	2T1CF28P3YC378257
2012	HYUNDAI	GENESIS	MD	5BY2985	KMHGC4DF3CU180093

CHARLEY'S CRANE SERVICE

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

2005	BMW	X3	VA	UHV1517	WBXPA73445WC51164
2015	DODGE	DART	DC	FV1370	1C3CDFB2F4D31867

MCDONALD TOWING

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

2002	CHEVROLET	SUBURBAN	AR	514RZR	3GNFK16T32G224798
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140770 (11-18)

LEGALS

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

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

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

You must reclaim these vehicles by: 11/30/2021

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

2002	MERCEDES-BENZ	C-CLASS			WDBRN47J72A319261
2018	DODGE	RAM 1500			1C6RR7JT1J5128114
2007	HONDA	ACCORD			1HGCM56707A100950

CHARLEY'S CRANE SERVICE

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

2015	FORD	TAURUS			1FAHP2MK5FG110585
1999	DODGE	RAM	MD	5AH7099	2B7HB11Y4XK523151
2008	HINO	CONVENTIONAL TRUCK	MD	9BM6233	5PVNJ8JF482551647

JD TOWING

2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2008	HYUNDAI	AZERA			KMHFC46F28A309443
2005	HYUNDAI	SANTA FE			KM8SC13E95U890863
2008	BMW	328I	DC	FL3141	WBAVA37568NL50170

MCDONALD TOWING

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

2005	NISSAN	ALTIMA			1N4AL11DX5N447874
2011	HYUNDAI	SONATA	MD	8EL0715	5NPEC4AB1BH209984
2011	HYUNDAI	SONATA			5NPEB4AC9BH079819
2008	CHRYSLER	SEBRIG			1C3LC55R98N618509
1974	CADILLAC	DEVILLE			6D49R40221770

140772 (11-18)

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

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or December 2, 2021 unless otherwise noted in the Public Notice.

Prince George's County

202160863/21-WL-0624: SMOOT HARBOR, LLC at 12500 Fair Lakes Circle, Suite 400, Fairfax, Virginia 22033 has applied to maintenance hydraulic or mechanical dredge a 7.29 acre approach and channel area to a depth of 10.84 feet at mean low water and transport 5800 cubic yards of dredge material; all dredge material to be transported via barge to a site known as the Piney Reclamation located at 12065 Forgotten Farm Place, Waldorf 20602 in Charles County, Maryland. The purpose of the project is to maintain navigation to Smoot Harbor. The proposed project is located within the tidal waters of the Smoot Harbor off the Potomac River along the shoreline of 165 Waterfront Street, National Harbor Maryland 20745 in Oxon Hill, Prince George's County. The Public Notice period begins November 15, 2021 and ends on December 2, 2021. For more information, please contact Melissa McCanna at Melissa.mccanna@maryland.gov or at 410-537-4053.

140762 (11-18)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or December 15, 2021 unless otherwise noted in the Public Notice.

Prince George's County

202160863/-WP-0625: SMOOT HARBOR, LLC at 12500 Fair Lakes Circle, Suite 400, Fairfax, Virginia 22033 has applied to authorize regulated activities in private tidal waters of the Potomac River at Smoot Bay to upgrade, expand and reconfigure the present pier system to increase the number and size of marina slips; construct a new boat ramp and add visitor amenities; and maintain and improve navigable access at National Harbor, Oxon Hill, Prince Georges County, Maryland. The proposed project is located within the tidal waters of the Smoot Harbor off the Potomac River along the shoreline of 165 Waterfront Street, National Harbor Maryland 20745 in Oxon Hill, Prince George's County. Additional information can be obtained by contacting Melissa McCanna at

Melissa.mccanna@maryland.gov or at 410-537-4053. The proposed project, which has been divided into seven separate categories, is described below. (A) Heritage Cove (SHA Piers): (1) Pier B, (Western "SHA" pier): Extend the existing pier landward 19 feet by 10 feet wide to connect the pier to uplands; construct one 252-foot long by 10.5-foot wide floating pier with associated gangway, and a 36-foot long by 10.5 foot East/West connector near-shore platform, a 60-foot long by 15-foot wide "L" head platform with associated gangways attached to the pier, and five 40-foot long by 7-foot wide floating finger piers; install eight 40-foot long by 18.5-foot wide boatlifts, emplace up to 16 mooring piles, construct a roof system over all the lifts to create eight covered boat slips, all extending a maximum of 295 feet channelward of the mean high water line. (2) Pier A, (Eastern "SHA" pier): Construct a 252-foot long by 10.5-foot wide floating pier, a 60-foot long by 15-foot wide "L" head platform with associated gangways attached to the pier; construct five 40-foot long by 7-foot wide floating finger piers, install eight 40-foot long by 18.5-foot wide boatlifts, emplace 16 mooring piles, construct a roof system over all the lifts to create eight covered boat slips, all extending a maximum of 295 feet channelward of the mean high water line. (B) North Pier, North Marina: (1) Remove one 95-foot long by 4-foot wide floating pier; (2) Construct two 100-foot long by 100-foot wide platforms with tensile roof structures attached to an existing pier a maximum of 680 feet channelward of the mean high water line; (3) Construct two floating piers connected to an existing fixed pier with the following dimensions: 286-foot long by 12-foot wide with associated gangway, and 397-foot long by 12-foot wide with associated gang way, extending a maximum of 730 feet from the mean high water line. (C) South Pier, North Marina: (1) Pier 2: Construct a 249-foot by 10-foot wide floating pier extension with a 130-foot by 10-foot "T" head platform, eleven 60-foot long by 5-foot wide floating finger piers, and one 60-foot long by 8-foot wide finger pier. (2) Pier 3: Construct a 249-foot long by 10-foot wide floating pier extension with a 130-foot by 10-foot "T" head platform, and eight 60-foot long by 5-foot wide floating finger piers. (3) Pier 4: Construct a 249-foot long by 10-foot wide floating pier extension with a 61-foot by 10-foot "L" head platform, and four 60-foot long by 5-foot wide floating finger piers, all extending a maximum of 750 feet from the mean high water line. (D) Gaylord Pier: (1) Construct two 60-foot long by 5-foot wide floating finger piers attached to the existing fixed pier and emplace 3 mooring piles extending a maximum of 284 feet from the mean high water line; (2) Construct associated gangways over existing floating structures, extending a maximum of 400 feet from the mean high water line. (E) South Marina Boat Ramp: (1.) Construct a 61-foot long by 68-foot wide 4 lane boat ramp with two fixed 154-foot long by 8-foot wide launching piers with two 180-foot long sheet pile groins under the pier decking. (F) South Marina. Construct a floating pier system creating 162 additional boat slips as follows: (1) Remove a 93-foot long by 12-foot wide floating T-head; (2) Construct a 314-foot long by 10-foot wide main access pier comprised of an existing 47-foot long by 10-foot wide South Marina pier with a 12-foot long by 10-foot wide floating pier, and a 255-foot long by 10-foot wide floating pier to be attached to an existing landward concrete pier and steel gangway; (3) Construct four 210-foot long by 8-foot wide floating piers (Piers A, B, C and F) with forty-two 28-foot long by 5-foot wide floating finger piers; (4) Construct two 390-foot long by 8-foot wide floating piers (Piers D and E) with thirty nine 28-foot long by 5-foot wide floating finger piers; (5) Construct a 610-foot long wave screen attached to Piers A and D, and construct a 128-foot long by 16-foot wide wave attenuator at the western end of Pier D, all extending a maximum of 420 feet from the mean high water line. (G) Smoot Cove: (1) Install eighteen mooring buoys with a 100-foot mooring radius west of the Heritage Cove piers and to extend a maximum of 1,300 feet channel ward of the approximate mean high water line; (2) Install nine mooring buoys with a 140-foot mooring radius south of the Heritage Cove piers to extend a maximum of 700 feet channel ward of the mean high water line; (3) Install three mooring buoys with a 100-foot mooring radius east of the Gaylord Pier and to extend a maximum of 200 feet channel ward of the approximate mean high water line; and (4) Install five mooring buoys with a 100-foot mooring radius east of the South Pier/North Marina and to extend a maximum of 200 feet channel ward of the approximate mean high water line. (H) Dredging. Mechanically or hydraulically dredge the following areas, all dredge material to be transported via truck to a site known to a site known as the Piney Reclamation located at 12065 Forgotten Farm Place, Waldorf 20602 in Charles County, Maryland. (1) Dredge a portion of a 1.37 acre approach/navigation channel area to a depth of 10.84 feet at mean low water MLW and a 0.14 acre area to excavate the South Marina Boat Ramp to a depth of 4.84 feet at MLW and transport 7,150 cubic yards of dredge material; (2) Dredge an 8.48 acre area of a channel and mooring area to a depth of 10.84 feet at MLW and transport up to 13,100 cubic yards of dredge material. (3) Provide periodic maintenance dredging for a period of six years of previously dredged channel and mooring areas to maintain the following depths: (3.i) A 9.8 acre area to a depth of 4.84 feet at MLW; (3.ii) A 25.8 acre area to a depth of 7.84 feet at MLW, and (3.iii) A 42.41 acre area to a depth of 10.84 feet at MLW.

140767 (11-18)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

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Prince George's County

202161394/21-NT-0448: WERLEIN WSSC LLC, 522 Defense Highway, Annapolis MD 22201, has applied for the redevelopment of a vacant Washington Suburban Sanitary Commission (WSSC) administrative facility & associated parking lots into a single-family residential subdivision with associated infrastructure. The applicant has also proposed to provide floodplain compensation for the area being filled. The project will permanently impact 498 square feet of nontidal wetland, 4,914 square feet of the 25-foot nontidal wetland buffer, and 2.36 acres of the 100-year nontidal floodplain. The project is proposed on the Northwest Branch of the Anacostia River (Use I). The project location is 4017 Hamilton Street Hyattsville, MD 20781; at the intersection of 40th place and Gallatin Street in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by December 15, 2021 to the Maryland Department of the Environment, Attn: Ryan Din, 1800 Washington Boulevard, Baltimore, MD 21230 or ryan.din@maryland.gov or 410-537-4247. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 and 26.17.04 for information regarding the application process.

140766 (11-18)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

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Prince George's County

202160896/21-WL-0641: SAFE HARBOR MARINA c/o Peter Clark at 14785 Preston Road Ste. 975, Dallas, Texas 75254 has applied to (A) construct and backfill 787 linear feet of replacement timber bulkhead within a maximum of 18 inches channelward of a deteriorated bulkhead in addition to (B) reconfigure the Great Oak Landing LLC marina located in the tidal waters of Fairlee

Creek at 22170 Great Oak Landing Road, Chestertown, Maryland 21620. The reconfiguration proposes to: (1) remove all fixed piers and piles at docks F and G, remove the dock extension and piles on Dock D, and remove the existing 6.5-foot wide by 56-foot long travel lift pier; (2) Dock D: construct a 362-foot long by 8-foot wide main floating pier, with a 130-foot long by 8-foot wide floating "T" head, six 70-foot long by 7-foot wide floating finger piers, six 60-foot long by 6-foot wide floating finger piers and install 42 mooring piles to create 26 slips, all within a maximum of 660-foot channel ward of the mean high water line; (3) Dock F: construct a 494-foot long by 8-foot wide main floating pier, with a 128-foot long by 8-foot wide floating "T" head, eight 60-foot long by 6-foot wide floating finger piers, eight 50-foot long by 5-foot wide floating finger piers, six 40-foot long by 4-foot wide floating finger piers and install 58 mooring piles to create 46 slips, all within a maximum of 640-foot channelward of the mean high water line; (4) Dock G: construct a 486-foot long by 8-foot wide floating main pier, with a 128 foot-long by 8-foot wide floating "T" head, eight 60-foot long by 6-foot wide floating finger pier, eight 50-foot long by 5-foot wide floating finger piers, six 40-foot long by 4-foot wide floating finger piers and to install 58 mooring piles to create 46 slips, all within a maximum of 640-foot channelward of the mean high water line; (5) Dock H: construct a 10-foot by 138-foot "L" head floating pier extension attached to the existing 10-foot wide by 55-foot long H dock, all to extend no more than 180-foot channelward of the of the existing bulkhead; (6) Travel Lift: widen the existing travel lift well from 22.9-foot wide to 30.75-foot wide, by removing the existing Southern travel lift pier, and constructing a 6.5-foot wide by 56-foot long travel lift pier 7.85-feet south-west from its previous location, all to extend no more than 56-foot channelward of the of the existing bulkhead. For more information, please contact Andrew Belfield at Andrew.Belfield@Maryland.gov or 410-537-3514.

140765 (11-18)

PRINCE GEORGE'S COUNTY GOVERNMENT Board of License Commissioners (Liquor Control Board) REGULAR SESSION DECEMBER 1, 2021

- t/a Old Town Inn – Request for a Special Entertainment Permit. Licensee is represented by Eddie Pounds, Esquire.
- Giles Fletcher II, President/Vice President/Secretary/Treasurer, Strick's Inc., t/a Strick's Restaurant, 3211 Branch Avenue, Silver Hill, 20748, Class B, BL+, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of R.R No. 60 of the Rules and Regulations of Prince George's County. Meals must be available when alcohol is being served in the restaurant facility or sold from the off-sale portion of the premises on all Class B+, Beer, Wine and Liquor Licensed premises and R.R. 58 of the Rules and Regulations of Prince George's County. "Any interruption in the operation of the restaurant facilities for any reason must be reported to the Board promptly. Failure to immediately report an interruption is a violation. To wit: On Friday October 8, 2021, at approximately 1:58 pm Inspectors Caraway, and Patterson entered Strick's Restaurant located at 3211 Branch Avenue, Silver Hill, MD 20748 to address a complaint that Strick's Restaurant had the Restaurant portion and bar closed and were only operating the Off-sale portion of the establishment (Liquor Store). Once inside the Liquor Store the restaurant was found to be closed and the licensee did not make notification to the Board that the restaurant would be closed temporarily.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, December 1, 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
November 10, 2021
140763 (11-18,11-25)

NOTICE

IN THE MATTER OF:
Lovely Gerri Nedab-Murphy
Anaya Diana Nedab-Murphy

FOR THE CHANGE OF NAME TO:
Lovely Gerri Moten-Nedab
Anaya Diana Moten-Nedab

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-06590

A Petition has been filed to change the name of (Minor Child(ren)) Lovely Gerri Nedab-Murphy to Lovely Gerri Moten-Nedab and Anaya Diana Nedab-Murphy to Anaya Diana Moten-Nedab.
The latest day by which an objection to the Petition may be filed is December 14, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140740 (11-18)

NOTICE

Jacqueline M. Morgan
Plaintiff
vs.
Gilbert M. Morgan, Sr.
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAD 20-06865

Notice is hereby given this 8th day of November, 2021, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 2319 Roslyn Avenue, District Heights, MD 20747, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 13th day of December, 2021. PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 13th day of December, 2021.

The REPORT STATES the amount of sale to be Three Hundred Seventy Thousand Dollars (\$370,000.00).

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140739 (11-18,11-25,12-2)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Claudius A. George
Defendant

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

CIVIL NO. CAEF 18-17647

ORDERED, this 10th day of November, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1001 Chillum Road Apt 112, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of December, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of December, 2021, next.

The report states the amount of sale to be \$105,850.00.

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

140747 (11-18,11-25,12-2)

NOTICE OF SALE

DADA D. CASEY, et al.
Plaintiff
vs.
STEPHANIE DOBSON
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No.: CAL 12-19912

Notice is hereby issued by the Circuit Court for Prince George's County, Maryland this 15th day of November, 2021, that the sale of the property mentioned in these proceedings,

2005 Houston Street, Suitland, MD 20746

made and reported by the Sheriff's Office, be ratified and confirmed, unless cause to the contrary be shown on or before the 15th day of December, 2021, provided a copy of this notice be inserted in the Prince George's Post published in said county, once in each of three successive weeks, before the 15th day of December, 2021.

The Report of Sale states the amount of sale to be \$100,595.00.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140768 (11-18,11-25,12-2)

NOTICE

IN THE MATTER OF:
Oluwatosin Olawunmi Ogunkoya

FOR THE CHANGE OF NAME TO:
Tosin Patricia Koya-Kuku

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13595

A Petition has been filed to change the name of Oluwatosin Olawunmi Ogunkoya to Tosin Patricia Koya-Kuku.

The latest day by which an objection to the Petition may be filed is December 7, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140745 (11-18)

LEGAL NOTICE

Authorization is being requested from the State's Attorney's Office for Prince Georges County, MD, to disinter the remains of Harry Roland Smith, Sr. from Smith Family Cemetery, 4110 Melwood Road, Upper Marlboro, MD, and reinter said remains in Saint Michael's Church Cemetery, 1125 Saint Michael's Road, Mount Airy, MD; section: 304, site: B. The reason for the disinterment is so the Smith family may be together. This request is being made by Steven Smith, son of the deceased.

140748 (11-18)

NOTICE

IN THE MATTER OF:
Ateawung Junior Fuanyi

FOR THE CHANGE OF NAME TO:
Ateawung Jason Fuanyi

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13456

A Petition has been filed to change the name of (Minor Child(ren)) Ateawung Junior Fuanyi to Ateawung Jason Fuanyi.

The latest day by which an objection to the Petition may be filed is December 7, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140741 (11-18)

NOTICE

IN THE MATTER OF:
Annastecia Chimaobi Okeke

FOR THE CHANGE OF NAME TO:
Annastecia Chimaobi Anoti

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13457

A Petition has been filed to change the name of Annastecia Chimaobi Okeke to Annastecia Chimaobi Anoti.

The latest day by which an objection to the Petition may be filed is December 7, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140742 (11-18)

NOTICE

IN THE MATTER OF:
Leonora Rivers

FOR THE CHANGE OF NAME TO:
Leonora Nova Brown

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13508

A Petition has been filed to change the name of (Minor Child(ren)) Leonora Rivers to Leonora Nova Brown.

The latest day by which an objection to the Petition may be filed is December 7, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140743 (11-18)

NOTICE

IN THE MATTER OF:
Joshua Miguel Ross

FOR THE CHANGE OF NAME TO:
Jaysa Nori Ross

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13589

A Petition has been filed to change the name of Joshua Miguel Ross to Jaysa Nori Ross.

The latest day by which an objection to the Petition may be filed is December 7, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140744 (11-18)

NOTICE

IN THE MATTER OF:
Ramota Aweke Yunusa

FOR THE CHANGE OF NAME TO:
Ramota Aweke Abdulsalam

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13718

A Petition has been filed to change the name of Ramota Aweke Yunusa to Ramota Aweke Abdulsalam.

The latest day by which an objection to the Petition may be filed is December 14, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
140769 (11-18)

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Fax (301) 627-6260

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