

## LEGALS

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Baker Donelson  
100 Light Street  
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### 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 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.

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  
**JEAN W. CLEARY**

Notice is given that Kevin P. Cleary, whose address is 7145 Decoy Drive, Owings, MD 20736, was on September 23, 2021 appointed Personal Representative of the estate of Jean W. Cleary who died on June 15, 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 23rd day of March, 2022.

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

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

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

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

KEVIN P. CLEARY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122009  
140799 (11-25,12-2,12-9)

### 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 Kieleay 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, IMPENDENT 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. McVeary 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  
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 Sixteen (16), in Block lettered "D", in the subdivision known as Section 6, Waterford, as per plate 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. McVeary 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 plate 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**

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: **12/10/2021**

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

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

2005 DODGE	CARAVAN		1D4GP25BX5B119043
1996 HONDA	CIVIC		2HGFE6628TH509804
1998 HONDA	CIVIC		1HGEJ6124WL077467

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

2018 FORD	FOCUS	DC	GA5670	1FADP3F29EL104716
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**JD TOWING**  
2817 RITCHIE ROAD  
FORESTVILLE MD 20747  
301-967-0739

2005 SAAB	95	VA	UGC8467	YS3ED49A053526527
1999 FORD	EXPEDITION			1FMRU186XXLB18815
2006 LINCOLN	NAVIGATOR			5LMFU28516LJ24725
2006 DODGE	CHARGER	NJ	258357R	2B3LA43G06H348672
2015 CHEVROLET	EQUINOX			2GNALCEK9F1156582
2000 TOYOTA	SOLARA			2T1CF28P3YC291653
1986 FORD	F-150			1FTEF14N3GNA61209
1995 FORD	F-150			1FTEF15Y3SNA64970
2008 BMW	531I	VA	G91012	WBANW13568CZ72002
2005 MERCEDES BENZ	M-CLASS			4JGAB57E65A529768
1998 JEEP	CHEROKEE			1J4CZ48S3WC217738
2006 DODGE	SPRINTER			WD0PD644165946663
2005 CHEVROLET	COBALT	DC	CG0983	1G1AK12F757612208
2013 CHEVROLET	COROLLA	VA	VT22148	2T1BR12E7XC246167
2004 LINCOLN	TOWN CAR			1LNHM81W54Y688377
2013 FORD	FUSION			3FA6P0H473DR349706
1995 CHEVROLET	CAMARO	VA	U66388	2G1FP22S2S2224565
2000 CHRYSLER	300			2C3LA43R97H889354
2004 LINCOLN	TOWN CAR			1LNHM81W54Y688377

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

1997 BMW	328I			WBACD3320VAV19595
1999 TOYOTA	CAMRY			4T1BG22K2XU561748
2013 KIA	FORTE			KNAFU4A2XD5739758

140853 (12-2)

**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: **12/8/2021**

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

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

2001 NISSAN	MAXIMA	MD	6DY3641	JN1CA31A7IT307512
2013 JEEP	GRAND CHEROKEE	MD	5CC3073	1C4RJFAG1DC556342

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

2016 CHEVROLET	CRUZE	MD	7DL7982	1G1BE5SM7G2733813
2016 HYUNDAI	ACCENT	MD	1DM0362	KMHCT4AE2GU032145
2014 DODGE	CHARGER1	VA	VSG6019	2C3CDXBG1EH234675
2004 VOLVO	S60	MD	3EB5224	YV1RH52Y242348855
2006 MAZDA	TRIBUTE	VA	UJV7931	4F2Y20Z226KM30338
2006 CHEVROLET	IMPALA	MD	2ED2483	2G1WDS58C869301181
1973 INTERNATIONAL	AIRSTREAM	MD	906894G	131TJ3334
2003 HONDA	CIVIC	MD	7EN9440	1HGGS16553L009323
2008 SATURN	AURA			1G8Z557N78F275819
2001 FORD	MUSTANG	VA	UDF3655	1FAFP44421F169371

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

2012 TOYOTA	COROLLA	MD	9BX7352	2T1BU4EE8C841390
2007 MERCEDES BENZ	S550	VA	UFR6129	WDDNG68X47A091126
2013 DODGE	AVENGER	MD	368899T	1C3CDZCB9DN622967
2010 BMW	328I	VA	UFR5984	WBAWC3C5XAP471136

140854 (12-2)

# The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260



## 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)



## LEGALS

### NOTICE

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

Substitute Trustees/  
Plaintiffs,

vs.

REYNA I. OCHOMOGO (DE-  
CEASED)  
1001 Chillum Road  
Unit 108  
Hyattsville, MD 20782

Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-07748

Notice is hereby given this 18th 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 1001 Chillum Road, Unit 108, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of December, 2021.

The report states the purchase price at the Foreclosure sale to be \$87,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140810 (12-2,12-9,12-16)

### NOTICE

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

Plaintiffs

vs.

Estate Of Enid Agnes Swannee and  
Reginald Weithers

Defendants

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

CIVIL NO. CAEF 19-13300

ORDERED, this 29th day of November, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4806 Medora Drive, Suitland, Maryland 20746 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 29th 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 29th day of December, 2021, next.

The report states the amount of sale to be \$281,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140852 (12-2,12-9,12-16)

### NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

KIMBERLY WHITAKER AKA  
KIMBERLY DIONE HILLIARD  
7400 JAFFREY RD  
FT WASHINGTON, MD 20744

Defendant

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

Civil Action No. CAEF 21-07161

Notice is hereby given this 18th 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 7400 JAFFREY RD, FT WASHINGTON, MD 20744, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 20th 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 20th day of December, 2021, next.

The Report of Sale states the amount of the sale to be Two Hundred Ninety Thousand Dollars (\$290,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk

140813 (12-2,12-9,12-16)

### LEGAL NOTICE

#### CITY OF BOWIE, MD

#### PUBLIC HEARING

Ordinance O-7-21 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022, to Purchase Machinery and Equipment Owned by Bowie Golf Management Inc., to Increase the General Fund - Reserve for Contingencies by \$97,600 for Expenditures Related to the Bowie Golf Course, and to Purchase Contractual Services for the Implementation of the City Branding Strategy.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on November 15, 2021.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, December 6, 2021 in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

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

ALFRED D. LOTT  
City Manager

140814 (12-2)

**LEGALS**

Griffin Selby Law PLLC  
Karan M. Selby, Esq.  
3261 Old Washington Rd., Ste 2020  
Waldorf, MD 20602  
202-844-5753

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SYLVIA CURRAN A/K/A  
SYLVIA REED CURRAN

Notice is given that Martin C Curran, whose address is 8857 Greenview Ave., Detroit, MI 48228 and James Brandt Curran Jr, whose address is 29 South State St, Apt. 511, Salt Lake City, UT 84111, were on November 9, 2021 appointed Co-Personal Representatives of the estate of Sylvia Curran a/k/a Sylvia Reed Curran, who died on September 19, 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 co-personal representatives 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 May, 2022.

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

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

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

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

JAMES BRANDT CURRAN, JR  
MARTIN C. CURRAN  
Co-Personal Representatives

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

Estate No. 122834  
140795 (11-25,12-2,12-9)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PHYLLIS ELIZABETH RYAN

Notice is given that Gary Ryan, whose address is 11480 Bingham Terrace, Reston, VA 20191 and Katherine Hartness, whose address is 3507 Slade Run Drive, Falls Church, VA 22042, were on November 15, 2021 appointed Co-Personal Representatives of the estate of Phyllis Elizabeth Ryan 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 co-personal representatives 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 15th day of May, 2022.

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

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

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

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

KATHERINE HARTNESS  
GARY RYAN  
Co-Personal Representatives

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

Estate No. 122084  
140804 (11-25,12-2,12-9)

DAVID W KESTNER  
7700 OLD BRANCH AVE  
SUITE C-101  
CLINTON, MD 20735  
301-423-1000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JONATHAN DAVID WELBON

Notice is given that Andre Damon Welbon, whose address is 309 Yoakum Parkway, Unit 1612, Alexandria, VA 22304 and Adrian David Welbon, whose address is 3311 Tinkers Branch Way, Fort Washington, MD 20744, were on October 20, 2021 appointed Co-Personal Representatives of the estate of Jonathan David Welbon, who died on July 22, 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 co-personal representatives 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 20th day of April, 2022.

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

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

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

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

ANDRE D. WELBON  
ADRIAN WELBON  
Co-Personal Representatives

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

Estate No. 121708  
140796 (11-25,12-2,12-9)

Joshua E. Zukerberg  
Attorney-At-Law  
1190 West Northern Parkway  
Suite 124  
Baltimore, MD 21210  
410-433-4100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MICHELLE ROSE BOEHLERT  
HEALY

Notice is given that Michael Joseph Healy, whose address is 1619 Lee Drive, Edgewater, Maryland 21037, was on November 17, 2021 appointed Personal Representative of the estate of Michelle Rose Boehlert Healy who died on August 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 17th 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.

MICHAEL JOSEPH HEALY  
Personal Representative

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

Estate No. 123007  
140800 (11-25,12-2,12-9)

**LEGALS**

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

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

6978 MAYFAIR TERRACE  
LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, 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 14, 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 \$24,000.00 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, Christianna Kersey, and Michael McKeefery,  
Substitute Trustees

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

140785 (11-25,12-2,12-9)

**LEGALS**

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

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

16003 PARTELL COURT  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Joyce E. Williams and Rodire Morris, dated December 1, 2011, and recorded in Liber 33179 at folio 168 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

**DECEMBER 14, 2021  
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603451)

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

140783 (11-25,12-2,12-9)

**LEGALS**

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

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

2017 GAYLORD DRIVE  
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Vincent V. Porter, dated January 26, 2007 and recorded in Liber 27166, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$297,000.00, and an original interest rate of 4.875%, 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 **DECEMBER 14, 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 \$24,000.00 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

140786 (11-25,12-2,12-9)

**LEGALS**

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

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

12609 HEMING LANE  
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Estate of Judith A. Stevens, dated October 10, 2008, and recorded in Liber 30090 at folio 606 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

**DECEMBER 14, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602406)

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

140784 (11-25,12-2,12-9)

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

**LEGALS**

Martin G. Oliverio, Esquire  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-383-1856

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOYCE BARBER CHANDLER**

Notice is given that Karen Chandler, whose address is 7310 Annapolis Rad, Hyattsville, MD 20784, was on November 12, 2021 appointed Personal Representative of the estate of Joyce Barber Chandler who died on October 27, 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 12th 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 CHANDLER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120266  
140802 (11-25,12-2,12-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**COERTE V VOORHIES  
AKA: COERTE VAN VOORHIES**

Notice is given that Wendy V Voorhies, whose address is 12833 Holiday Lane, Bowie, MD 20716, was on November 23, 2021 appointed personal representative of the small estate of Coerte V Voorhies, AKA: Coerte Van Voorhies who died on October 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

**WENDY V VOORHIES**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123097  
140835 (12-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MYRTLE FREELAND WILLIAMS**

Notice is given that Alicia W Johnson, whose address is 391 Old Stage Rd Apt A, Glen Burnie, MD 21061, and Caprice H Williams, whose address is 2806 Keith St, Temple Hills, MD 20748 was on September 19, 2018 appointed co-personal representatives of the small estate of Myrtle Freeland Williams, who died on February 10, 2015 without a will.

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

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

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

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

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

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

**ALICIA W JOHNSON  
CAPRICE H WILLIAMS**  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 99124  
140833 (12-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBBIE DUBARD CHEERS**

Notice is given that Pamela J Cheers, whose address is 28 Bates Street, NW, Washington, DC 20001, was on November 10, 2021 appointed personal representative of the small estate of ROBBIE DUBARD CHEERS who died on September 15, 2021 with a will.

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

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

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

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

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

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

**PAMELA J CHEERS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122945  
140836 (12-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SAMUEL ARYEE**

Notice is given that Esther Annan, whose address is 3816 Early Glow Lane, Bowie, MD 20716, was on October 8, 2021 appointed personal representative of the small estate of Samuel Aryee, who died on August 27, 2021 without a will.

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

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

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

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

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

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

**ESTHER ANNAN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122344  
140834 (12-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM BENJAMIN SCOTT**

Notice is given that William Steckman, whose address is 16575 Delmarva Court, Hughesville, MD 20637, was on November 1, 2021 appointed personal representative of the small estate of William Benjamin Scott who died on October 6, 2021 with a will.

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

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

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

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

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

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

**WILLIAM STECKMAN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122825  
140837 (12-2)

**LEGALS**

**PLAINTIFF'S NOTICE OF  
PUBLICATION**

MAGDALENA FRANCO AÑEZ  
(f/k/a Magdalena Franco Romero)

vs. Plaintiff  
MAURICIO RAFAEL ROMERO  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAD 19-05449**

NOTICE is hereby given this 17th day of November 2021, by the Circuit Court for Prince George's County, that the Plaintiff has filed a Motion for Alternative Service on Motion for Release of Funds to Plaintiff, or, in the Alternative, Deposit of Funds in the Court Registry on the 10th of September 2021. In this motion, the Plaintiff is asking the court to order Realty Title Services, Inc. to release the \$12,500 it holds in escrow related to this matter to the Plaintiff through counsel, or, in the alternative, to deposit said \$12,500 in this Court's Registry and set a hearing on the matter.

The Circuit Court for Prince George's County may grant the relief requested unless the Defendant, Mauricio Rafael Romero, can show reason why the Court should not grant the relief. Mauricio Rafael Romero must file a response to the Motion on or before January 30, 2022.

If Mauricio Rafael Romero fails to respond within the time allowed, the court may enter a judgment by default and grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county for thirty (30) days by December 31, 2021.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
140790 (11-25,12-2,12-9,12-16,12-23)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROGERS TYSON SR**

Notice is given that Lashonah R Tyson, whose address is 1715 Brightwell Court, Waldorf, MD 20602, was on October 4, 2021 appointed Personal Representative of the estate of Rogers Tyson Sr, who died on August 6, 2021 without a will.

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

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

**LASHONAH R TYSON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122229  
140793 (11-25,12-2,12-9)

**LEGALS**

**NOTICE**

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

vs. Plaintiffs  
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)

**LEGALS**

**PLAINTIFF'S NOTICE OF  
PUBLICATION**

MAGDALENA FRANCO AÑEZ  
(f/k/a Magdalena Franco Romero)

vs. Plaintiff  
MAURICIO RAFAEL ROMERO  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAD 19-05449**

NOTICE is hereby given this 17th day of November 2021, by the Circuit Court for Prince George's County, that the Plaintiff has filed a Motion to Re-Issue Show Cause Order Re-Setting Dates for Service and Hearing on Plaintiff's Motion to Adjudicate Defendant in Contempt on the 25th of July 2021. The Court issued a Show Cause Order related to this Motion on the 17th of September 2021. In this Motion, the Plaintiff is asking the court to hold the Defendant in Contempt and to grant a judgment in Plaintiff's Favor pursuant to the Judgment of Absolute Divorce entered on October 8, 2020.

The Circuit Court for Prince George's County may grant the relief requested unless the Defendant, Mauricio Rafael Romero, can show reason why the court should not grant the relief. Mauricio Rafael Romero must file a response to the motion on or before the 21st day of January, 2022.

If Mauricio Rafael Romero fails to respond within the time allowed, the court may enter a judgment by default and grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county for thirty (30) days by December 28, 2021.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
140791 (11-25,12-2,12-9,12-16,12-23)

**NOTICE**

Jacqueline M. Morgan  
Plaintiff

vs. Defendant  
Gilbert M. Morgan, Sr.

**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)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MONICA ANN HOPPER**

Notice is given that Patricia McVicker, whose address is 2802 Groveton Street, Alexandria, VA 22306, was on November 19, 2021 appointed personal representative of the small estate of Monica Ann Hopper who died on August 15, 2021 with a will.

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

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

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

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

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

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

**PATRICIA MCVICKER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 122878  
140838 (12-2)

**NOTICE OF PUBLICATION  
BY POSTING**

CLAUDIA L. TRINIDAD GODOY,  
Plaintiff,

vs. Defendant  
WILMAR Y. CARDONA GALICIA,  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAD 21-03305**

ORDERED, on this 10th day of November, 2021, by the Circuit Court for Prince George's County, Maryland

That Defendant, WILMAR Y. CARDONA GALICIA, is hereby notified that the Plaintiff, CLAUDIA L. TRINIDAD GODOY, has filed a Complaint for Custody and Motion for Factual Findings to Permit Minor's Application for Special Immigrant Juvenile Status; and it is further;

ORDERED, that this Order shall be published pursuant to Maryland Rule 2-122(a)(2) by publishing the notice at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending, said posting to be completed by the 10th day of December 2021; and it is further;

ORDERED, that Plaintiff shall mail, by regular mail (first class mail), to the Defendant's last known address, a copy of the signed Order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, that Defendant, WILMAR Y. CARDONA GALICIA, is hereby warned that failure to file an Answer or other defense on or before the 10th day of January, 2022, may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
140809 (11-25,12-2,12-9)

**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)

**NOTICE OF SALE**

DADA D. CASEY, et al.  
Plaintiff

vs. Defendant  
STEPHANIE DOBSON

**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,

**LEGALS**

**ENACTED BILLS**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

**CB-016-2021 (DR-2) - AN ORDINANCE CONCERNING ZONING - ADMINISTRATION - APPEALS AND VARIANCES-CRITERIA** for the purpose of amending the criteria in the Zoning Ordinance for granting zoning appeals involving variances. ENACTED: 11/2/2021; EFFECTIVE: 12/17/2021

**CB-036-2021 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY** for the purpose of amending a certain class of work to correct the grade and to add classes of work to certain salary schedules. ENACTED: 9/8/2021; SIGNED: 9/22/2021; EFFECTIVE: 11/8/2021

**CB-039-2021 (DR-2) - AN ORDINANCE CONCERNING BEDROOM PERCENTAGES** for the purpose of clarifying the legislative intent of the Council to repeal the development regulations in the Zoning Ordinance related to bedroom percentages in the R-18 and R-30 Zones of Prince George's County. ENACTED: 9/8/2021; EFFECTIVE: 9/8/2021

**CB-040-2021 (DR-2) - AN ORDINANCE CONCERNING R-80 ZONE** for the purpose of amending the local land use and development requirements for Health Campus uses in the R-80 (One-Family Detached Residential) Zone of Prince George's County, subject to certain specified requirements. ENACTED: 9/8/2021; EFFECTIVE: 9/8/2021

**CB-041-2021 (DR-2) - AN ORDINANCE CONCERNING MEDICAL CANNABIS DISPENSARIES** for the purpose of altering the additional requirements related to Medical Cannabis uses in the M-U-I, M-X-T, C-O and C-S-C Zones. ENACTED: 9/8/2021; EFFECTIVE: 9/8/2021

**CB-044-2021 (DR-2) - AN ORDINANCE CONCERNING INDUSTRIAL ZONES-PERMITTED USES-DEPARTMENT OR VARIETY STORES** for the purpose of defining Thrift Store uses in the Zoning Ordinance; and amending the Industrial Table of Uses in the Zoning Ordinance to clarify that Department or Variety Store Uses Not exceeding 13,000 square feet used as Thrift stores are permitted uses in the Planned Industrial / Employment Park (I-3) Zone of Prince George's County. ENACTED: 9/8/2021; EFFECTIVE: 10/25/2021

**CB-045-2021 (DR-2) - AN ACT CONCERNING PROPERTY TAX CREDIT** for the purpose of defining the Brown Station Road Sanitary Landfill Impact Zone and authorizing the partial property tax credit for residential real property located in an area adversely impacted by the Brown Station Road Sanitary Landfill. ENACTED: 9/8/2021; SIGNED: 9/22/2021; EFFECTIVE: 11/8/2021

**CB-046-2021 (DR-2) - AN ACT CONCERNING STORMWATER MANAGEMENT AND RESIDENTIAL RESILIENCE RETROFIT PROGRAM** for the purpose of providing for certain definitions; establishing and administering the Stormwater Management and Residential Resilience Retrofit Program; providing for eligibility requirements; providing for certain rebates; providing for a certain increase in certain residential lifetime rebate ceilings; providing for an increase in certain municipal stormwater management projects under certain conditions; providing for conservation landscaping; providing for certain funding; providing for certain reporting; and generally relating to the Stormwater Management and Residential Resilience Retrofit Program. ENACTED: 10/19/2021; SIGNED: 10/26/2021; EFFECTIVE: 12/10/2021

**CB-048-2021 (DR-2) - AN ORDINANCE CONCERNING GAS STATIONS - SPECIAL EXCEPTION REQUIREMENTS-ELECTRIC VEHICLE CHARGING STATIONS AND DISTANCE REQUIREMENTS** for the purpose of amending the definition of Gas station uses in the Zoning Ordinance, requiring that Special Exceptions and Detailed Site Plans approved for Gas station uses include a minimum distance from structures used as a residence, and adding a requirement that the Gas station provide at least two (2) Level 3 or DC fast charger electric vehicle charging stations. ENACTED: 11/2/2021; EFFECTIVE: 12/17/2021

**CB-049-2021 (DR-3) - AN ORDINANCE CONCERNING C-O ZONE** for the purpose of permitting development of multifamily residential uses by right in the C-O (Commercial-Office) Zone of Prince George's County, under certain circumstances. ENACTED: 10/19/2021; EFFECTIVE: 10/19/2021

**CB-052-2021 - AN ACT CONCERNING AN INTERPROJECT TRANSFER OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2020 CAPITAL BUDGET** for the purpose of transferring appropriations to the C. Elizabeth Rieg, Stephen Decatur MS, Fairmont Heights HS, Major Repairs projects; decreasing appropriations to the Kitchen and Food Service and Planning & Design projects; and amending the Approved Fiscal Year 2021 - 2026 Capital Improvement Program with regard to expenditures and financing beyond the budget year. ENACTED: 9/8/2021; SIGNED: 9/22/2021; EFFECTIVE: 11/8/2021 (Retrospective to June 30, 2021)

**CB-053-2021 (DR-2) - AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING-REQUIREMENTS - M-X-T ZONE** for the purpose of providing a maximum parking regulation for development of property in the M-X-T (Mixed Use - Transportation-Oriented) Zone of Prince George's County. ENACTED: 11/2/2021; EFFECTIVE: 12/17/2021

**CB-054-2021 (DR-2) - AN ORDINANCE CONCERNING DIGITAL BILLBOARDS** for the purpose of amending the requirements of a Digital Billboard to include notice requirements for adjoining properties, municipalities, and all associations registered with the commission for the area which includes the property, and extending the deadline for the certification of outdoor advertising signs. ENACTED: 11/2/2021; EFFECTIVE: 12/17/2021

**CB-056-2021 - AN ACT CONCERNING PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT SUBPOENA POWER** for the purpose of establishing additional enforcement methods to effectuate service of subpoenas by the Prince George's County Department of Permitting, Inspections and Enforcement. ENACTED: 11/2/2021; SIGNED: 11/17/2021; EFFECTIVE: 1/3/2022

**CB-057-2021 - AN ACT CONCERNING PERSONNEL LAW** for the purpose of amending certain provisions of the Personnel Law to align with new administrative procedures relating to performance management. ENACTED: 11/2/2021; SIGNED: 11/17/2021; EFFECTIVE: 1/3/2022

**CB-058-2021 - AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT** for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2022. ENACTED: 11/2/2021; SIGNED: 11/17/2021; EFFECTIVE: 1/3/2022

**CB-062-2021 - AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS** for the purpose of providing that special obligation bonds may be issued from time to time under the provisions of this Act, Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Act"), Section 10-269 of the Prince George's County Code, as amended and Section 21-501 through Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the "Special Taxing District Act") and CR-25-2004 of the County Council of Prince George's County, Maryland (the "Formation Resolution") in an amount not to exceed the aggregate principal amount of Fifty Million Dollars (\$50,000,000) in order for the County to refund the outstanding aggregate principal amount of Prince George's County, Maryland Special Obligation Bonds (National Harbor Project) Series 2004 (the "2004 Bonds"); making certain findings and determinations, among others, concerning the public benefit and purpose of such special obligation bonds; providing that such special obligation bonds authorized to be issued hereby shall be payable, first, from the amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution) including certain County hotel occupancy taxes and other tax revenues, secondly, to the extent the Tax Increment Fund does not contain monies in an amount sufficient for payment of debt service on such special obligation bonds and to the extent amounts are required for deposit in funds and accounts created within the indenture providing for the issuance of the special obligation bonds to replenish deficiencies therein and to pay the administrative expenses of the County, from the special tax to be levied and deposited in the Special Taxing District Fund (as defined in the Formation Resolution) and, lastly, to the extent amounts in the Tax Increment Fund and the Special Taxing District Fund are not sufficient to meet the obligations referenced above, from payments made, subject to appropriation, by the County pursuant to a funding agreement approved by the County under the provisions of Section 819 of the County Charter, (the "County Contract Payments") and that the special obligation bonds shall not constitute a general obligation debt of the County or a pledge of the County's full faith and credit or taxing power other than the taxes representing the levy on the Tax Increment, the Hotel Tax, the National Harbor Convention Center Excess Development District Taxes and the Special Tax (each as defined in the Formation Resolution); authorizing the County Executive of the County to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such special obligation bonds issued hereunder and any other matters necessary or

**LEGALS**

desirable in connection with the authorization, issuance, sale and payment of such special obligation bonds; authorizing the County Executive to take certain actions, to execute documents and make certain commitments on behalf of the County in connection with the issuance, sale and delivery of such special obligation bonds; authorizing the execution and delivery of such special obligation bonds and such other documents as may be necessary and desirable to effectuate the refunding of the 2004 Bonds and the issuance, sale and delivery of such special obligation bonds; and generally providing for, and determining various matters in connection with, the issuance, sale, delivery and payment of such special obligation bonds. ENACTED: 11/2/2021; SIGNED: 11/17/2021; EFFECTIVE: 1/3/2022

**CB-090-2021 (DR-3) - AN ORDINANCE CONCERNING NEIGHBORHOOD CONSERVATION OVERLAY ZONE** for the purpose of revising certain requirements pertaining to the designation of and potential development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone within the new Zoning Ordinance enacted by the Council on October 23, 2018, via adoption of Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-13-2018 Attachment A). ENACTED: 11/9/2021; EFFECTIVE: 11/9/2021

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

ATTEST: Donna J. Brown Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

140830 (12-2)

**LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MORGAN L LEE

Notice is given that Senora Y Lee, whose address is 7416 Calder Drive, Capitol Heights, MD 20743, was on October 21, 2021 appointed Personal Representative of the estate of Morgan L Lee, who died on July 16, 2021 without a will.

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

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

SENORA Y LEE Personal Representative

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

Estate No. 122541 140792 (11-25,12-2,12-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD PLATO LLOYD JR

Notice is given that Kawana L Lloyd, whose address is 3533 Cherry Hill Court, Beltsville, MD 20705, was on October 5, 2021 appointed Personal Representative of the estate of Howard Plato Lloyd Jr, who died on July 15, 1999 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 5th 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.

KAWANA L LLOYD Personal Representative

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

Estate No. 122446 140794 (11-25,12-2,12-9)

**LEGALS**

**NOTICE**

MAISHA JONES Plaintiff

vs.

ALONZO JONES Defendant

Case No.: CAD 17-15885

MAISHA JONES Plaintiff

vs.

ABIGALE BRUCE-WATSON Defendant

Case No.: CAL 21-07251

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

Notice is hereby given this 17th 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, 3612 Ripplingbrook Court, Bowie, MD 20712, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 17th 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 17th day of December, 2021.

THE REPORT STATES the amount of sale to be Three Hundred Seventy-Five Thousand Dollars (\$375,000.00).

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 140789 (11-25,12-2,12-9)

**ORDER OF PUBLICATION**

JALYN WILSON, Plaintiff,

v.

EDGAR DARDEN, et al. Defendants.

Maryland: In the Circuit Court for Prince George's County Civil Action No. CAE 21-02757

WHEREAS Plaintiff Jalyn Wilson ("Plaintiff") filed a complaint in this Court to Foreclose Right of Redemption against defendants Edgar Darden, Prince George's County, Maryland, and all Unknown Parties in Interest and Nonrecord Claimants in regard to the property located at 000000 Barry Drive, Temple Hills, Maryland 20748;

WHEREAS Plaintiff has shown by affidavit that the whereabouts of the defendants Unknown Parties in Interest and Nonrecord Claimants are unknown and that reasonable efforts have been made in good faith to locate such defendants;

IT IS THEREFORE ORDERED that service of process be made by publication, the said publication to be in the form set forth in Md. Rule 2-122 and a copy of it to be mailed to the defendants last known address, and a copy of the Order is also to be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 140808 (11-25,12-2,12-9)

**LEGALS**

Kate P. Pruitt, Esq. O'Malley Miles, Nylen & Gilmore, PA 7850 Walker Drive, Suite 310 Greenbelt, Maryland 20770 301-572-7900 kpruitt@omng.com

Daniel N. Steven, Esq. Daniel N. Steven, LLC 216 N. Adams Street Rockville, MD 20850 301-982-0746

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SALLY A. HOPKINS

Notice is given that Reba Haley, whose address is 404 Black Bear Path, Mundon, VT 05701, was on November 16, 2021 appointed Personal Representative of the estate of Sally A. Hopkins who died on February 9, 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 16th 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.

RHEBA HALEY Personal Representative

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

Estate No. 122784 140803 (11-25,12-2,12-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID PAUL MATHEWS

Notice is given that Harriet E. McNamee, whose address is 9514 51st Ave., College Park, MD 20740, was on November 17, 2021 appointed Personal Representative of the estate of David Paul Mathews 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 17th 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.

HARRIET E. MCNAMEE Personal Representative

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

Estate No. 122378 140801 (11-25,12-2,12-9)

**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND WAGE DETERMINATION BOARD**

1400 McCormick Drive, Suite 336, Largo, Maryland 20774 (301) 883-6255

**PREVAILING BUILDING CONSTRUCTION WAGE RATES**

On November 09, 2021, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective December 13, 2021.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-253.5 inclusive.

	Basic Hourly Rates	Fringe Benefits Payments
Asbestos Worker	\$38.01	\$17.62
Firestopper	\$28.01	\$7.63
Boilermaker	\$38.76	\$17.51
Bricklayer	\$34.00	\$12.84
Mason Tender	\$15.40	\$6.81
Carpenter	\$29.25	\$14.01
Caulker	\$20.30	\$4.80
Cement Mason	\$28.15	\$10.58
Communication Technician	\$27.55	\$10.27
Electrician	\$47.61	\$20.06
Elevator Construction Mechanic	\$48.60	\$40.24
Fire-proofer/ Handler	\$18.90	\$4.89
Mixer/Pumper	\$20.83	\$4.89
Sprayer	\$25.17	\$4.89
Glazier	\$34.87	\$12.70
Ironworker: Structural	\$33.50	\$23.32
Reinforcing	\$31.15	\$20.63
Laborer (Unskilled / Common)	\$24.86	\$8.69
Laborer (Skilled)	\$25.55	\$8.69
Millwright	\$35.00	\$13.49
Painter	\$26.84	\$11.32
Drywall Finisher	\$25.20	\$10.42
Piledriver	\$33.07	\$12.30
Plasterer	\$29.70	\$7.48
Plumber	\$44.92	\$19.24
Roofer	\$30.25	\$13.24
Sheetmetal Worker	\$42.67	\$22.75
Soft Floor Layer	\$30.18	\$13.40
Sprinkler Fitter	\$37.15	\$19.49
Steamfitter	\$43.14	\$22.31
Stone Mason	\$40.81	\$19.59
Terrazzo Worker, Marble & Tile	\$31.18	\$12.74
Terrazzo Finisher, Marble & Tile	\$25.81	\$11.66
Welder	Receives Rate for Craft Involved	
Truck Driver	\$21.75	\$8.73
Power Equipment Operators:		
Backhoe	\$23.78	\$6.87
Boom Truck	\$34.08	\$9.80
Bulldozer	\$30.50	\$3.54
Concrete Pump	\$19.48	\$9.59
Crane (Tower Crane)	\$41.12	\$11.40
Drill Rig	\$28.74	\$7.74
Excavator	\$28.80	\$3.52
Fork Lift	\$20.22	\$6.81
Gradall	\$26.00	\$6.87
Loader	\$29.30	\$8.65
Mechanic	\$28.28	\$7.74
Roller	\$22.07	\$7.50
Scrapper	\$22.10	\$5.12

Overtime payment is mandatory when working hours exceeds eight (8) hours in any one (1) calendar day and when working hours exceed forty (40) hours in any calendar week.

Laborer (Skilled) may operate hand and power tools of all types: air hammers, earth tampers, cement mixers, small mechanical hoists, surveying and measuring equipment, and a variety of other equipment and instruments; may clean and prepare sites, dig trenches, set braces to support the sides of excavations, erect scaffolding, and clean up rubble, debris and other waste materials. Laborer - a worker who primarily assists a particular craft worker and does not operate hand or power tools.

140851 (12-2)



**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND  
WAGE DETERMINATION BOARD**  
1400 McCormick Drive, Suite 336  
Largo, Maryland 20774  
(301) 883-6255

**PREVAILING HIGHWAY CONSTRUCTION WAGE RATES**

On November 09, 2021 the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers and apprentices employed on Prince George's County highway construction projects bid effective December 13, 2021.

Workers and apprentices employed by contractors and subcontractors in the execution of any contract for highway construction projects are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247

	Basic Hourly Rates	Fringe Benefits Payments
Bricklayer	\$34.00	\$12.84
Bridge Painter	\$41.03	\$14.03
Carpenter	\$34.00	\$12.84
Concrete Tender	\$19.00	\$0.00
Cement Mason	\$27.65	\$9.96
Electrician	\$43.20	\$16.62
Finisher – Concrete / Cement	\$23.00	\$0.00
Flagger	\$17.00	\$0.00
Form Setter	\$20.00	\$0.00
Ironworker:		
Reinforce	\$33.50	\$23.32
Structural	\$33.50	\$23.32
Laborer (Common)	\$23.44	\$8.51
Laborer (Skilled)	\$23.44	\$8.51
Millwright	\$35.00	\$13.49
Piledriver	\$31.89	\$11.98
Pipelayer	\$18.00	\$0.00
Screedman/Raker	\$18.55	\$7.09
Stone Mason	\$40.81	\$18.88
Terrazzo Finisher, Marble & Tile	\$25.81	\$11.66
Truck Driver		
Dump Truck	\$21.50	\$0.00
Tractor Trailer	\$21.88	\$2.28
Welder	Receives Rate for Craft Involved	
Power Equipment Operators:		
Asphalt Distributor, Liquid	\$18.45	\$5.75
Asphalt Raker	\$18.00	\$6.38
Backhoe	\$28.70	\$6.87
Bobcat	\$15.90	\$0.00
Boom Truck	\$23.78	\$6.87
Bulldozer	\$28.50	\$7.70
Crane	\$25.29	\$6.30
Excavator	\$28.50	\$7.70
Gradall	\$27.00	\$6.87
Grader	\$23.15	\$1.78
Loader	\$28.50	\$7.70
Mechanic	\$26.16	\$6.87
Milling Machine	\$20.80	\$6.00
Oiler	\$19.50	\$1.78
Paver	\$23.78	\$6.87
Roller, Base	\$23.62	\$7.70
Roller, Finish	\$19.00	\$2.50
Sweeper	\$19.50	\$0.00
Scraper	\$19.25	\$3.97

Overtime payment is mandatory when working hours exceeds eight (8) hours in any one (1) calendar day and when working hours exceed forty (40) hours in any calendar week.

Laborer (Skilled) may operate hand and power tools of all types: air hammers, earth tampers, cement mixers, small mechanical hoists, surveying and measuring equipment, and a variety of other equipment and instruments; may clean and prepare sites, dig trenches, set braces to support the sides of excavations, erect scaffolding, and clean up rubble, debris and other waste materials. Laborer - a worker who primarily assists a particular craft worker and does not operate hand or power tools.

140850 (12-2)

**NOTICE OF JOINT PUBLIC HEARING**

**THE PRINCE GEORGE'S COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
AND  
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK  
AND PLANNING COMMISSION**  
**Preliminary Adelphi Road-UMGC-UMD Purple Line Station  
Area Sector Plan and Proposed Sectional Map Amendment  
(SMA) (CR-123-2020)**

Pursuant to the Regional District Act, codified under Division II of the Land Use Article of the Maryland Code, as well as the Zoning Ordinance of Prince George's County, Maryland, codified under Subtitle 27 of the Prince George's County Code, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

**PUBLIC HEARING DATE/TIME:** Tuesday, January 18, 2022, at 5:00 pm.  
**PUBLIC HEARING LOCATION:** Virtual Meeting – View using the link provided at: <https://pgccouncil.us/LIVE>  
**SUBJECT MATTER :** To provide the public an opportunity to comment on the Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Proposed Sectional Map Amendment (SMA).  
**AREA OF COUNTY AFFECTED:** The Adelphi Road-UMGC-UMD Purple Line Station Area is located in the northwestern area of Prince George's County and consists of 102.12 acres adjacent to the proposed Adelphi Road-UMGC-UMD Purple Line Station and the intersection of MD 193 (University Boulevard), Adelphi Road, and Campus Drive. The plan area is south of the University of Maryland Global Campus (UMGC) head quarters and south and west of University of Maryland, College Park (UMD), and includes portions of the cities of Hyattsville and College Park and is located in Councilmanic Districts 2 and 3. The plan area is located within Plan 2035's Established Communities, within Planning Subregion 2, and Planning Area 66 (College Park-Berwyn Heights & Vicinity) in the northwestern area of Prince George's County.

**PROCEDURES OF HEARING:** Public will have the opportunity to provide comments on the Preliminary Sector Plan and Proposed SMA, in the form of verbal and/or written testimonies to the Planning Board and the Prince George's County Council, at the Joint Public Hearing. Please see detailed information on the next page regarding how to register, participate, and view the Joint Public Hearing.  
**HOW TO PARTICIPATE:** Virtual Public Hearing/Remote Participation

**LEGALS**

the County Code, the joint

\*Out of concern for the health and safety of the public and County employees, in accordance with provisions of public hearing will be conducted virtually with remote participation. Please see detailed information below about how to register, participate, and view the Joint Public Hearing.

The preliminary sector plan and proposed sectional map amendment can be viewed online at <https://bit.ly/ARPLSSP> or a physical copy is available for review on site at no cost at the following locations:

1. City of College Park, City Hall, 8400 Baltimore Avenue, Suite 375, College Park, MD 20740
2. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD 20781
3. McKeldin Library (University of Maryland), 7649 South Library Lane, College Park, MD 20742
4. Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount Rainier, MD 20712
5. M-NCPPC- Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 (by appointment only, call 240-545-8976)

To view the Council Resolution (CR-123-2020) initiating the sector plan, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

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

If you do not plan to participate in the virtual joint public hearing but would still like view it, you may do so using the link provided at: <https://pgccouncil.us/LIVE>

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

The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing or submit a written statement on the record regarding the plan or SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George's County, set forth in Sections 5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. The completed affidavit must be received by the Clerk of the Council prior to the close of business on **Friday, December 17, 2021**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

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

Section 27-4102(b) of the 2018 Adopted Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, December 17, 2021, may delay or prohibit consideration of your testimony by the District Council. Affidavit forms for Prince George's County are available on the project webpage listed above, or for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Written comments may be submitted through the close of business on **Wednesday, February 2, 2022**, when the record of public hearing testimony will close. Submit written comments to the Council's eComment portal at: <https://pgccouncil.us/Speak> . Please note that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, written correspondence and comments may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Calvin S. Hawkins, II, Chairman

**ATTEST:**  
Donna J. Brown  
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**  
Gavin Cohen  
Secretary-Treasurer

140849 (12-2)

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
JESSIE ESTES DUNNE**  
Estate No.: 117935

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Neuhly E. Dunne-Newell for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **February 17, 2022 at 11:00 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

140831 (12-2,12-9)

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:  
JESSIE ESTES DUNNE**  
Estate No.: 117935

**NOTICE OF  
JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Alladin J. Dunne for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **February 17, 2022 at 11:00 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

140832 (12-2,12-9)

**LEGALS**

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

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

**2208 GREEN GINGER CIRCLE  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Linda K Harper, and Jimmy L. Harper, dated December 21, 2006 and recorded in Liber 27388, Folio 679 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$544,000.00, and an original interest rate of 3.00000%, 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 21, 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 \$60,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140818 (12-2,12-9,12-16)

**LEGALS**

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

I William Chase  
1190 West Northern Parkway  
Suite 124  
Baltimore, MD 21210  
410-433-4108

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH AARON CLYBURN**

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850, was on November 10, 2021 appointed Personal Representative of the estate of Joseph Aaron Clyburn, who died on April 4, 2020 without a will.

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS, ESQUIRE  
Personal Representative

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

Estate No. 117054  
(11-25,12-2,12-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EUGENE EARL MAKLE  
AKA: EARL EUGENE MARKLE**

Notice is given that Joshua E Zuberberg, whose address is 1190 West Northern Pkwy, Ste 124, Baltimore, Maryland 21210, was on November 10, 2021 appointed Personal Representative of the estate of Eugene Earl Makle AKA: Earl Eugene Markle, who died on March 9, 1989 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.

JOSHUA E ZUKERBERG  
Personal Representative

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

Estate No. 118339  
(11-25,12-2,12-9)

**LEGALS**

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

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

**6625 23RD AVENUE  
WEST HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Juan Francisco Santos, and Seidy Cristina Caldera, dated October 27, 2010 and recorded in Liber 32159, Folio 405 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on March 4, 2015, in the Land Records of Prince George's County at Liber No. 36740, Folio 214, with an original principal balance of \$188,400.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 21, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140819 (12-2,12-9,12-16)

**LEGALS**

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

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

**4002 73RD AVENUE  
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Chrishana C. Walker, dated December 20, 2016, and recorded in Liber 39269 at folio 225 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

**DECEMBER 21, 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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603611)

**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

140815 (12-2,12-9,12-16)

**LEGALS**

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

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

**7202 LANSDALE STREET  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Mary A. Mitchell, dated December 12, 2008 and recorded in Liber 30307, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,965.00, and an original interest rate of 3.340%, 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 21, 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 \$28,000.00 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

140820 (12-2,12-9,12-16)

**LEGALS**

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

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

**9122 BELLEAU TRL  
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Estate of Clifton C. Matthews aka Clifton C. Matthews, Sr., dated June 6, 2007, and recorded in Liber 28267 at folio 391 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

**DECEMBER 21, 2021  
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603286)

**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

140817 (12-2,12-9,12-16)

**LEGALS**

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

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

**1793 COUNTRYWOOD COURT  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Michael Winbush, dated September 23, 2010 and recorded in Liber 32065, Folio 247 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,762.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **DECEMBER 21, 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 \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140821 (12-2,12-9,12-16)

**LEGALS**

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

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

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

**4202 TAVERNGREEN LANE  
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Rahma Kamara and Cassandra Palmer, dated December 8, 2005, and recorded in Liber 24469 at folio 386 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

**DECEMBER 21, 2021  
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600937)

**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

140816 (12-2,12-9,12-16)

**LEGALS**

Amanda N. Odorimah, Esquire  
Hearns Law Group, LLC  
1401 Mercantile Lane, Suite 104  
Upper Marlboro, MD 20774  
301-772-0248

Borsoni & Cooney, LLC  
Teresa M. Cooney, Esq.  
2500 Wallington Way, Ste 102  
Marriottsville, MD 21104

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES LEE SULLIVAN**

Notice is given that Kathleen P. Sullivan, whose address is 11949 Galaxy Lane, Bowie, MD 20715, was on November 23, 2021 appointed Personal Representative of the estate of James Lee Sullivan, who died on October 4, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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.

**KATHLEEN P. SULLIVAN**  
Personal Representative

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

Estate No. 123090  
140841 (12-2,12-9,12-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY L MIRONOFF  
AKA: MARY LUCY MIRONOFF**

Notice is given that Dominique L. Chin, whose address is 3635 Elder Oaks Blvd, Apt 1108, Bowie, Maryland 20716, was on November 22, 2021 appointed Personal Representative of the estate of Mary L. Mironoff aka: Mary Lucy Mironoff, who died on November 5, 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 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.

**DOMINIQUE L. CHIN**  
Personal Representative

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

Estate No. 123013  
140845 (12-2,12-9,12-16)

**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 herby 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 to the voters of Cheverly. Said petition shall be signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town of Cheverly. Further information may be obtained by contacting the Town Administrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday. A fair summary of the Amendment is posted at Town Hall for forty days following its adoption and published in a newspaper having general circulation in the Town not less than four (4) times at weekly intervals by December 21, 2021.

140771

(11-18,11-25,12-2,12-9)

**LEGALS**

V. Peter Markuski, Jr., Esquire  
Goozman, Bernstein & Markuski  
9101 Cherry Lane, Suite 207  
Laurel, MD 20708  
301-953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH P. INGEGNERI**

Notice is given that Antonino J. Ingegneri, whose address is 9307 Annapolis Road, Lanham, MD 20706, was on November 19, 2021 appointed Personal Representative of the estate of Joseph P. Ingegneri, who died on October 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.

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 19th 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.

**ANTONINO J. INGEGNERI**  
Personal Representative

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

Estate No. 122986  
140842 (12-2,12-9,12-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BOBBY EDWARD JONES**

Notice is given that Diana Jones, whose address is 605 Drum Avenue, Capitol Heights, MD 20743, was on November 19, 2021 appointed Personal Representative of the estate of Bobby Edward Jones, who died on October 23, 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 19th 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.

**DIANA JONES**  
Personal Representative

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

Estate No. 123010  
140843 (12-2,12-9,12-16)

Lesley A. Moss, Esq.  
Oram & Moss, Chartered  
1101 Wootton Parkway, Suite 500  
Rockville, Maryland 20852  
301-652-8600

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE GORDON LIDDY**

Notice is given that Raymond Joseph Liddy, whose address is 1120 Pine Street, Coronado, CA 92118, was on November 23, 2021 appointed Personal Representative of the estate of George Gordon Liddy, who died on March 30, 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 23rd 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.

**RAYMOND JOSEPH LIDDY**  
Personal Representative

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

Estate No. 123088  
140847 (12-2,12-9,12-16)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FRANCIS JEROME LANDOLT**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington St. # 500, Rockville, MD 20850, was on July 28, 2021 appointed Personal Representative of the estate of Francis Jerome Landolt, who died on October 7, 2019 without a will.

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

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

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

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

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

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

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

Estate No. 118713  
140844 (12-2,12-9,12-16)

**LEGALS**

Richard M. McGill  
Law Offices of Richard M. McGill  
5303 W Court Drive  
Upper Marlboro, MD 20772  
(301) 627-5222

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WILLIAM THOMAS TANNER**

Notice is given that Elizabeth Park Tanner, whose address is 14700 Baden Westwood Rd., Brandywine, MD 20613, was on November 22, 2021 appointed Personal Representative of the estate of William Thomas Tanner, who died on June 24, 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 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.

**ELIZABETH PARK TANNER**  
Personal Representative

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

Estate No. 122320  
140848 (12-2,12-9,12-16)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NANCY J YOUNG**

Notice is given that Charles R. Young, whose address is 10506 Hunters Way, Laurel, Maryland 20723, was on November 24, 2021 appointed Personal Representative of the estate of Nancy J. Young, who died on October 6, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th 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.

**CHARLES R YOUNG**  
Personal Representative

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

Estate No. 122991  
140846 (12-2,12-9,12-16)

**NOTICE**

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

Laura Cutrer AKA Laura E Cutrer  
and Laura Cutrer  
Defendants

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

**CIVIL NO. CAEF 19-01361**

ORDERED, this 18th day of November, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1906 Whistling Duck Drive, 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 20th 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 20th day of December, 2021, next.

The report states the amount of sale to be \$348,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140811 (12-2,12-9,12-16)

**NOTICE**

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

William I. Smith and  
Selena J. Smith  
Defendants

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

**CIVIL NO. CAEF 17-27797**

ORDERED, this 17th day of November, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6804 Landon Court, Greenbelt, Maryland 20770 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 20th 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 20th day of December, 2021, next.

The report states the amount of sale to be \$423,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140812 (12-2,12-9,12-16)

**NOTICE**

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

vs.

Tracy Y Jackson  
10225 Everley Terrace  
Lanham, MD 20706  
Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-00078**

Notice is hereby given this 22nd day of November, 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 22nd day of December, 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 22nd day of December, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$580,000.00. The property sold herein is known as 10225 Everley Terrace, Lanham, MD 20706.

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

True Copy—Test:  
Mahasin El Amin, Clerk

140829 (12-2,12-9,12-16)

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