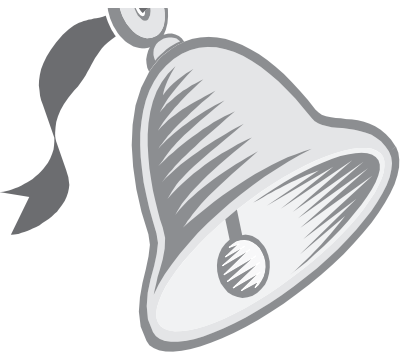
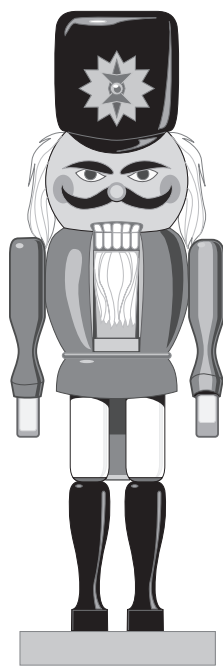
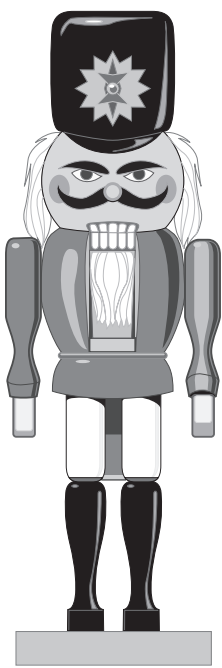




From all of us here at
The
Prince George’s Post Newspaper

We would like to wish everyone

A
Safe
and
Happy
Holiday



LEGALS

Andrew Friedman
c/o McMillan Metro PC
7811 Montrose Road, Suite 400
Potomac, MD 20854
240-778-2331

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNESTINE O’NEAL

Notice is given that Eric Mozie, whose address is 4043 Gault Pl, NE, Washington, DC 20019, was on December 2, 2021 appointed Personal Representative of the estate of Ernestine O’Neal who died on July 24, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2022.

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

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

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

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

ERIC MOZIE
Personal Representative

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

Estate No. 122936
140933 (12-16,12-23,12-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD O DEAN

Notice is given that Robert Dean, whose address is 9915 Wildwood Road, Kensington, MD 20895, was on December 2, 2021 appointed Personal Representative of the estate of Ronald O Dean who died on November 7, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2022.

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

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

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

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

ROBERT DEAN
Personal Representative

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

Estate No. 123076
140930 (12-16,12-23,12-30)

NOTICE

IN THE MATTER OF:
Joseph Mattia
Joseiatta Mattia

FOR THE CHANGE OF
NAME TO:
Joseph Lebbie
Joseiatta Lebbie

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-14571

A Petition has been filed to change the name of (Minor Child(ren)) Joseph Mattia to Joseph Lebbie and Joseiatta Mattia to Joseiatta Lebbie.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140966 (12-23)

Robert J. Coyne, Esquire
400 University Boulevard, West
Silver Spring, Maryland 20901
301-681-5013

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIOLETA PENA

Notice is given that Marilyn Pena, whose address is 1010 Turney Avenue, Laurel, Maryland 20707, was on August 26, 2021 appointed Personal Representative of the estate of Violeta Pena who died on June 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 26th day of February, 2022.

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

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

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

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

MARILYN PENA
Personal Representative

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

Estate No. 121901
140928 (12-16,12-23,12-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE MARIA HILLIARD

Notice is given that David Addison, whose address is 2501 Galeshead Drive, Upper Marlboro, MD 20774, was on October 14, 2021 appointed Personal Representative of the estate of Annie Maria Hilliard who died on August 28, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 14th 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.

DAVID ADDISON
Personal Representative

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

Estate No. 122156
140935 (12-16,12-23,12-30)

LEGALS

NOTICE

IN THE MATTER OF:
Soleil McAllister Grant

FOR THE CHANGE OF
NAME TO:
Soleil Corazón-Libre

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15234

A Petition has been filed to change the name of Soleil McAllister Grant to Soleil Corazón-Libre.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140973 (12-23)

Terry K. Sullivan
Holloway & Sullivan, LLC
7 St. Paul Street, Suite 625
Baltimore, MD 21202
410-547-0696

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEYENE HAGOS

Notice is given that Terry K. Sullivan, whose address is 7 St. Paul Street, Ste 625, Baltimore, MD 21202, was on December 3, 2021 appointed Personal Representative of the estate of Beyene Hagos who died on April 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 3rd day of June, 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.

TERRY K. 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. 122769
140931 (12-16,12-23,12-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS SHIRLEY BROWN

Notice is given that Charles R Brown, whose address is 5088 Bluehead Court, Waldorf, MD 20603, was on December 2, 2021 appointed Personal Representative of the estate of Doris Shirley Brown who died on September 2, 2021 with a will.

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

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

CHARLES R BROWN
Personal Representative

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

Estate No. 122416
140929 (12-16,12-23,12-30)

Griffin Selby Law PLLC
Karen M. Selby, Esq.
3261 Old Washington Rd.,
Ste. 2020
Waldorf, MD 20602

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIERDRE VALENCIA ANDERSON

Notice is given that Elijah Anderson, whose address is 2104 Catherine Fran Drive, Accokeek, MD 20607, was on December 3, 2021 appointed Personal Representative of the estate of Dierdre Valencia Anderson 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 personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd day of June, 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.

ELIJAH ANDERSON
Personal Representative

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

Estate No. 123001
140932 (12-16,12-23,12-30)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA ANN WALTON

Notice is given that Anthony E Walton, whose address is 3809 Hemlock Place, Temple Hills, MD 20748, was on December 2, 2021 appointed Personal Representative of the estate of Gloria Ann Walton who died on October 18, 2021 without a will.

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

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

ANTHONY E WALTON
Personal Representative

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

Estate No. 123081
140936 (12-16,12-23,12-30)

LEGALS

Martin W. Snyder, Esquire
Martin W. Snyder, LLC
129 West Patrick Street, Suite 3
Frederick, Maryland 21701
301-662-0007

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCIS X. MCGUIRE

Notice is given that Cynthia Conover, whose address is 3647 Madison Watch Way, Falls Church, Virginia 22041, was on December 13, 2021 appointed Personal Representative of the estate of Francis X. McGuire who died on August 27, 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 13th day of June, 2022.

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

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

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

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

CYNTHIA CONOVER
Personal Representative

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

Estate No. 122688
140986 (12-23,12-30,1-6)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT JACKSON HUBBARD JR

Notice is given that Neyah Hubbard, whose address is 3950 Garden City Drive Apt. #323, Hyattsville, MD 20785, was on November 24, 2021 appointed Personal Representative of the estate of Robert Jackson Hubbard Jr who died on October 8, 2021 without a will.

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

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.

NEYAH HUBBARD
Personal Representative

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

Estate No. 122887
140937 (12-16,12-23,12-30)

BERNADETTE SWEENEY
ONE RESEARCH COURT
SUITE 450
ROCKVILLE, MD 20850
301-294-7200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERIKA RYBECK

Notice is given that Richard S. Rybeck, whose address is 1669 Columbia Road NW #116, Washington, DC 20009, was on December 14, 2021 appointed Personal Representative of the estate of Erika Rybeck who died on August 18, 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 14th day of June, 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.

RICHARD S. RYBECK
Personal Representative

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

Estate No. 123231
140988 (12-23,12-30,1-6)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE LUMISER WITHERSPOON

Notice is given that Ladonna Witherspoon, whose address is 4713 Boosa Street, Capitol Heights, MD 20743, was on December 15, 2021 appointed Personal Representative of the estate of Annie Lumiser Witherspoon who died on November 7, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 15th day of June, 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.

LADONNA WITHERSPOON
Personal Representative

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

Estate No. 123219
140985 (12-23,12-30,1-6)

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

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 22, 2005, a certain Deed of Trust was executed by Marcia M. Smithea, and James Robert Oxley, Jr. as Grantor(s) in favor of Academy Mortgage, LLC. as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on June 15, 2005, in Book 22289, Page 420 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 February 23, 2018, and recorded on March 6, 2018, in Book 40655, Page 556, 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 October 3, 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 December 31, 2021 is \$125,933.82; 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 January 11, 2022 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: 1947 Dutch Village Drive, Landover, MD 20785
Tax ID: 13-1458173

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 \$126,009.57.

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 \$13,000.00 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 \$13,000.00 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: December 9, 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”

Unit No. I-253 in Phase Five, Windmill Square Condominium, established by Declaration made by Windmill Square Limited Partnership, recorded in Liber 5958, folio 263, as amended by Fourth Amendment to Declaration, Windmill Square Condominium in Liber 6126, Folio 647, of the Land Records of Prince George’s County, Maryland, and by the Plat of Condominium recorded in Condominium Plat Book NLP 123, Plats Nos. 45 through 49, inclusive, among the aforesaid Land Records; together with an undivided percentage interest and ownership in and to the common elements of said Windmill Square Condominium as set for in said Declaration.

The improvements thereon being known as 1947 Dutch Village Drive.
Tax ID 13-1458173

140944 (12-23,12-30,1-6)

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Prince George’s County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

9123 FORT FOOTE ROAD
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Silvestre Aure Maraán, and Maria Elena Maraán, dated February 6, 2007 and recorded in Liber 27897, Folio 729 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$387,000.00, and an original interest rate of 3.500%, 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 **JANUARY 11, 2022 AT 11:30 AM.**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 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

140957 (12-23,12-30,1-6)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 23, 2005, a certain Deed of Trust was executed by Stephen George Bess as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on January 4, 2006, in Book 23899, Page 514 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 August 11, 2015, and recorded on September 4, 2015, in Book 37392, 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 March 17, 2021, 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 \$272,576.38; 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 January 4, 2022 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: 11316 Cherry Hill Road, Unit 204,
Beltsville, MD 20705

Tax ID: 01-0078154

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 \$272,576.38.

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

\$27,500.00 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 \$27,500.00 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

LEGALS

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: November 18, 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”

Unit No. IIS 204 in a Plan of Condominium Subdivision styled “Plat and Plan of Condominium Subdivision-Maryland Farms Condominium-Phase II”, as per plat thereof recorded in Condominium Plat Book WWW-88 at Plat 4 through and including Plat 20 among the Land Records of Prince George’s County, Maryland, being all of the land and premises declared to be subject to a horizontal property or condominium regime by a Master Deed dated the 31st of December, 1973, and recorded the 14th day of January, 1974 in Liber 4322 at folio 842, among the aforesaid Land Records, being in the first Election District.

The improvements thereon being known as 11316 Cherry Hill Road, Unit 204.
Tax ID#: 01-007815

140895 (12-16,12-23,12-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY
AND ANY IMPROVEMENTS THEREON

12 BATTERSEA LN.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 28, 2021 AT 10:37 AM

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

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

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 88306-1)

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

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

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

140871 (12-9,12-16,12-23)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

CB-050-2021 (DR-3) - AN ORDINANCE CONCERNING R-E ZONE - REGULATIONS for the purpose of amending the residential table of uses to permit development of a mix of residential and commercial/retail uses in the R-E (Residential Estate) Zone of Prince George’s County, under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-051-2021 (DR-4) - AN ORDINANCE CONCERNING M-X-T AND R-55 ZONES for the purpose of permitting certain Warehouse and Distribution uses in the M-X-T (Mixed Use -Transportation-Oriented) Zone of Prince George’s County, and permitting Townhouse uses in the R-55 (One-Family Detached Residential) Zone, under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-055-2021 (DR-2) - AN ORDINANCE CONCERNING R-55 ZONE - REGULATIONS for the purpose of modifying certain regulations related to single family development in the R-55 zone on transit-oriented properties.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-065-2021 (DR-2) - AN ORDINANCE CONCERNING I-3 ZONE-DEVELOPMENT REGULATIONS for the purpose of amending the development regulations in the I-3 (Planned Industrial/Employment Park) Zone for Warehousing uses on properties with certain minimum acreage and location requirements.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-067-2021 (DR-2) - AN ORDINANCE CONCERNING APPEALS AND VARIANCES-AUTHORITY OF BOARD OF APPEALS for the purpose of amending the powers and duties of the County Board of Zoning Appeals to authorize the consideration and disposition of applications for variances from the strict application of the prohibition of front yard driveways for property in the R-55 (One Family Detached Residential) and T-D-O (Transit District Overlay) Zones, and the R-55 (One Family Detached Residential) and D-D-O (Development District Overlay) Zones of Prince George’s County.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-069-2021 - AN ORDINANCE CONCERNING HOME OCCUPATIONS-PET GROOMING for the purpose of amending the definition of the use Home Occupation in the Zoning Ordinance to include Pet Grooming Service businesses as a Home Occupation in the Residential Zones of Prince George’s County, Maryland, under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 11/16/2022

CB-071-2021 - AN ACT CONCERNING TRANSPORTATION AND CIRCULATION-PRIVATE ROADS AND EASEMENTS for the purpose of permitting to authorize the Prince George’s Planning Board to approve preliminary plans of subdivision for development containing certain easements to serve a private school as a permitted use, subject to specified circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-077-2021 - AN ORDINANCE CONCERNING THE URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT AND ZONING CODE OF PRINCE GEORGE’S COUNTY for the purpose of removing an obsolete Subtitle of the County Code.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-080-2021 (DR-2) - AN ORDINANCE CONCERNING R-80 ZONE for the purpose of permitting nursing or care homes in the R-80 Zone under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-081-2021 (DR-2) - AN ORDINANCE CONCERNING R-A ZONE for the purpose of allowing varied residential density and lot size on R-A Zone land currently used for equestrian recreational activity.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-083-2021 (DR-2) - AN ORDINANCE CONCERNING APARTMENT HOUSING FOR THE ELDERLY for the purpose of permitting Apartment Housing for the Elderly in the R-18 Zone, subject to Detailed Site Plan but not Special Exception review under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-084-2021 (DR-2) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY for the purpose of revising the Landscape Manual of Prince George’s County, being also and the same Subtitle 27 of the County Code, adopted by the County Council of Prince George’s County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George’s County, Maryland, as CB-65-2018 on October 23, 2018.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-085-2021 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of permitting the use of flex space in the M-X-T (Mixed Use - Transportation Oriented) Zone under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 11/16/2022

CB-087-2021 - AN ORDINANCE CONCERNING C-O ZONES for the purpose of permitting by right, a carpet or floor covering store and a paint or wall covering store in the C-O (Commercial Office) Zone of Prince George’s County, under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-088-2021 (DR-3) - AN ACT CONCERNING SUBDIVISION REGULATIONS for the purpose of reconciling certain terms, procedures, and other language of the new Subdivision Regulations adopted as CB-15-2018 Attachment A on October 23, 2018, revising certain procedures and regulations, incorporating technical and administrative revisions, and adding clarification language to effectuate successful implementation and met the County’s goals for new, modern, streamlined Subdivision Regulations.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-089-2021 (DR-2) - AN ORDINANCE CONCERNING C-O AND I-1 ZONES for the purpose of permitting certain residential development in the C-O (Commercial Office) Zone, and I-1 (Light Industrial) Zone under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-092-2021 - AN ACT CONCERNING PRE-SETTLEMENT AND POST-SETTLEMENT OCCUPANCY AGREEMENTS IN RENTAL HOUSING TRANSACTIONS for the purpose of establishing exemptions from rental licensing requirements for buyers and sellers of real property that enter into Pre-Settlement Occupancy Agreements and Post-Settlement Occupancy Agreements, for a term of 90 days or less, in Prince George’s County, Maryland.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-093-2021 (DR-3) - AN ACT CONCERNING VALIDITY PERIOD AND EXTENSIONS for the purpose of permitting the Prince George’s Planning Board of the Maryland-National Capital Park and Planning Commission to approve certain extensions to validity period of subdivisions, subject to specified circumstances.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 4/1/2022

LEGALS

CB-094-2021 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION AND STORMWATER MANAGEMENT BONDS FOR THE PURPOSE OF AUTHORIZING AND EMPOWERING PRINCE GEORGE’S COUNTY, MARYLAND TO ISSUE AND SELL AN AMOUNT NOT TO EXCEED FIVE HUNDRED FORTY-EIGHT MILLION ONE HUNDRED EIGHTEEN THOUSAND DOLLARS (\$548,118,000) IN AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION AND STORMWATER MANAGEMENT BONDS for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and capital projects constituting facilities (including without limitation any land, interest in land or equipment) for the control and disposition of storm and surface waters, including floodproofing, flood control or navigation programs and other stormwater programs and systems, environmental restoration and /or wetlands construction, and the protection, conservation, creation and...

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 11/16/2022

CB-095-2021 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE’S COUNTY for the purpose of amending the International Building and Residential Codes regarding the placement and construction of guard rails.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-096-2021 (DR-2) - AN ACT CONCERNING BURGLAR AND HOLDUP ALARM PERMIT FEES AND FALSE ALARM RESPONSE FEES for the purpose of creating parity between fees for commercial and residential burglar and holdup alarm users and for addressing resources required to respond to false alarm.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-097-2021 - AN ACT CONCERNING THE OFFICE OF HUMAN RIGHTS for the purpose of amending certain definitions, clarifying investigative and conciliation procedures, creating the judicial election process, and updating general language to conform with the Federal Fair Housing Act.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-098-2021 (DR-4) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George’s County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and met the County’s goals for a new, modern, streamlined Zoning Ordinance.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-099-2021 (DR-3) - AN ORDINANCE CONCERNING ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND POLICY AREA DESIGNATIONS for the purpose of amending several provisions of the County Code to modernize and reconcile references to the Zoning Ordinance and Subdivision Regulations, and update references to County policy areas revised and established by the current general plan, Plan Prince George’s 2035.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-101-2021 (DR-3) - AN ORDINANCE CONCERNING FUNERAL PARLOR for the purpose of permitting Funeral Parlor in the I-1 (Light Industrial) Zone, under certain specified circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-102-2021 - AN ACT CONCERNING COVID-19 VACCINATION REQUIREMENTS FOR CHILD CARE FACILITY AND DAY CARE CENTER STAFF for the purpose of requiring COVID-19 vaccinations of all child care facility and day care center staff.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-103-2021 (DR-3) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Mount Rainier.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-104-2021 (DR-3) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE’S COUNTY for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Greenbelt.

ENACTED: 11/16/2021; EFFECTIVE: 4/1/2022

CB-106-2021 (DR-2) - AN ORDINANCE CONCERNING ONE-FAMILY ATTACHED DWELLINGS FOR THE ELDERLY for the purpose of permitting one-family attached dwellings for the elderly in the R-R Zone, under certain circumstances.

ENACTED: 11/16/2021; EFFECTIVE: 1/3/2022

CB-108-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board or as amended by the Office of Human Resources Management.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-109-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George’s County Public Employee Relations Board or as amended by the Office of Human Resources Management.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-110-2021 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2022 Budget.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-111-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE’S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George’s County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-112-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and cer-

LEGALS

tain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-113-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-114-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board or as amended by the Office of Human Resources Management from time to time.

ENACTED: 11/16/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

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>

140993 (12-23)

LEGALS

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

PUBLIC NOTICE

APPROVAL OF THE COUNTYWIDE SECTIONAL
MAP AMENDMENT
(CR-136-2021 DR 2)

Notice is hereby given that on November 16, 2021, the County Council of Prince George’s County, sitting as the District Council, adopted CR-136-2021 DR 2, a resolution to approve the Countywide Sectional Map Amendment (CMA). On October 23, 2018, the County Council of Prince George’s County, sitting as the District Council, approved a new Zoning Ordinance for Prince George’s County. In order for that New Zoning Ordinance to take effect, the District Council is required to approve a CMA. Since its action to approve the CMA by way of adoption of CR-136-2021, the CMA implements that New Zoning Ordinance by rezoning all real property in the County to the zones contained within the New Ordinance. The specific purposes of the CMA are established in Section 27-1900(a) of the prior Zoning Ordinance, and are restated as follows:

- (1) To apply zoning categories contained in Prince George’s County’s new Zoning Ordinance to all real property in Prince George’s County;
- (2) To provide for a comprehensive and systematic rezoning procedure that bridges the gap between the abrogation date of this Zoning Ordinance and the effective date of the new Zoning Ordinance;
- (3) To limit piecemeal rezoning;
- (4) To notify landowners, municipalities, special governed taxing districts, developers, civic associations, agencies, and other County stakeholders of the zoning changes impacting real property;
- (5) To provide the necessary foundation the new Zoning Ordinance requires before it can become effective; and
- (6) To efficiently and effectively rezone all property in the County in all Planning Areas comprehensively and systematically, in a timely manner, and in accordance with all applicable State and local laws.

The CMA amends the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George’s County, Maryland. The official zoning maps will be revised in accordance with CR-136-2021 DR-2 upon the effective date of the CMA, which is April 1, 2022.

To see the Approved Zoning Map (effective April 1, 2022), visit the Prince George’s County Planning Department’s Interactive Map Gallery at <https://gisdata.pgplanning.org/publicgallery/>. From this location, select the “CMA Approved Zoning (Effective April 1, 2022)” map application.

For more info Questions regarding this matter should be directed to ZoningPGC@ppd.mnccppc.org.

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 Council

140994 (12-23)

The Prince George’s Post

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 11, 2006, a certain Deed of Trust was executed by Pearl A. Young as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on January 11, 2007, in Book 26834, Page 368 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 March 1, 2017, and recorded on April 5, 2017, in Book 39370, Page 82, 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 1, 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 November 1, 2021 is \$428,346.20; 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 January 11, 2022 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:	4 Braswell Court, Upper Marlboro, MD 20774 Tax ID: 07-3579208

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 \$428,346.20.

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 \$43,000.00 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 \$43,000.00 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: December 6, 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 Two Hundred Seventeen (217), Block A in “Cameron Grove”, per plat Book Rep 199 at Plat No. 014 and recorded among the Land Records of Prince George’s County, Maryland.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

140945 (12-23,12-30,1-6)

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LEGALS

ORDER OF PUBLICATION

MARGARET OWE
1256 Chalet Circle East
Millersville, Maryland 21108

v. Plaintiff,

LOIUS E. RIDGLEY
189 Ruane Road
Uniontown, PA 15401-9733

and

MILDRED B. RIDGLEY
189 Ruane Road
Uniontown, PA 15401-9733

and

WASHINGTON METROPOLITAN
TRANSIT AUTHORITY
600 5th Street, NW
Washington, D.C. 20001

and

PRINCE GEORGE'S COUNTY,
MARYLAND
SERVE: Rhonda Weaver, County At-torney
14741 Governor Oden Bowie Drive,
Room 5121
Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Central Avenue, Hyattsville Md 20785 4.1197 A to N Ew#3377041 Str 2 001, 38.389.0000 Sq. Ft. Map 067 Grid B4 Par 042 Lib 00805 Fl 069 on Certificate of Tax Sale

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-14740

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known 000000 Central Avenue, Hyattsville Maryland 20785 in Prince George's County, the tax sale certificate for which was sold by the Director of Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Maryland to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as known 000000 Central Avenue, Hyattsville Maryland 20785, Tax Account No.: 18-2084168 on the Tax Roll of the Director Finance, located in Hyattsville, 18th Election District of said County, described as follows: 38,389.0000 Sq. Ft. Assmt \$3,800 Map 067 Grid B4 Par 042 Lib 00805 Fl 069 and assessed to Ridgley Louis E & Mildred B.

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

It is thereupon this 6th day of December, 2021, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
140904 (12-16,12-23,12-30)

ORDER OF PUBLICATION

MARGARET OWE
1256 Chalet Circle EAST
Millersville, Maryland 21108

v. Plaintiff,

WARREN D. JONES
6209 Princess Garden Parkway
Lanham, Maryland 20706-2901

and

CHERYL A. JONES
6209 Princess Garden Parkway
Lanham, Maryland 20706-2901

and

PRINCE GEORGE'S COUNTY,
MARYLAND
SERVE: Rhonda Weaver, County At-torney
14741 Governor Oden Bowie Drive,
Room 5121
Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Spring Avenue, Lanham MD 20706; Cen Pt of Lot 99, 28,459.0000 Sq.Ft Princess Gardens; Lib 19013 Fl 566 on the Certificate of Tax Sale

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-14738

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known as 000000 Spring Avenue, Lanham Maryland 20706 in Prince George's County, the tax sale certificate for which was sold by the Director of

Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Maryland to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as 000000 Spring Avenue, Lanham MD 20706, Tax Account No.: 20-2197606 on the Tax Roll of the Director of Finance, located in Lanham, 20th Election District of said County, described as follows: Cent Pt of Lot 99 28,459.0000 Sq. Ft. Princess Gardens, Assmt \$2,800 Lib 19013 Fl 566 and Assessed to Jones Warren D & Cheryl A.

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

It is thereupon this 6th day of December, 2021, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
140906 (12-16,12-23,12-30)

ORDER OF PUBLICATION

MARGARET OWE
1256 Chalet Circle EAST
Millersville, Maryland 21108

v. Plaintiff,

ANNETTE COPELAND
5104 Sharon Road,
Temple Hills, Maryland 20748-2240

and

PRINCE GEORGE'S COUNTY,
MARYLAND
SERVE: Rhonda Weaver, County At-torney
14741 Governor Oden Bowie Drive,
Room 5121
Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Yorkfield Drive, Temple Hills, MD 20778 E. 120.38 Ft Lo T8, 11,669.0000 Sq. Ft Yorkshire Village - Blk C; Assmt \$1,100 Lib 13608 Fl 604 on the Certificate of Tax Sale

Defendants.

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-14739

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known 000000 Yorkfield Drive, Temple Hills, MD 20778 in Prince George's County, the tax sale certificate for which was sold by the Director of Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Maryland to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as 000000 Yorkfield Drive Temple Hills Maryland 20748, Tax Account No.: 06 0468512 on the Tax Roll of the Director of Finance, in Spaulding, 6th Election District of said County, described as follows: E 120.38 Ft Lot T 8; 11,669.0000 Sq. Ft. Yorkshire Village - Blk C; Assmt \$1,100 Lib 13608 Fl 604; and assessed to Copeland Annette..

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

It is thereupon this 6th day of December, 2021, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
140905 (12-16,12-23,12-30)

THE PRINCE GEORGE'S POST

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LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Christopher N. Staton
AND

Jodie Staton
12203 Wallace Landing Court
Upper Marlboro, MD 20772
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-01922

Notice is hereby given this 6th day of December, 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 6th day of January, 2022, 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 6th day of January, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$500,139.94. The property sold herein is known as 12203 Wallace Landing Court, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140907 (12-16,12-23,12-30)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ERICA N. ROBINSON
13106 Grandview Court
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-01936

Notice is hereby given this 7th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13106 Grandview Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January, 2022, 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 7th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140908 (12-16,12-23,12-30)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JACK DEMPSEY MOBLEY JR
AKA: JACK D MOBLEY JR

Notice is given that Nancy I. Miller, whose address is 8808 Old Branch Ave, Clinton, MD 20735, was on December 2, 2021 appointed Personal Representative of the estate of Jack Dempsey Mobley Jr who died on March 29, 2020 without a will.

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

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

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

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

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

NANCY I. MILLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116793
140938 (12-16,12-23,12-30)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SARA V. CRABTREE (DECEASED)
9262 Cherry Lane
Unit 42
Laurel, MD 20708
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-36600

Notice is hereby given this 7th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9262 Cherry Lane, Unit 42, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January, 2022, 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 7th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$181,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140909 (12-16,12-23,12-30)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

KAREN L. THOMPSON-RANDALL
3722 Silver Park Court
Suitland, MD 20746
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-30196

Notice is hereby given this 7th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3722 Silver Park Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January, 2022, 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 7th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$223,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140913 (12-16,12-23,12-30)

LEGALS

ERICA T. DAVIS
1401 ROCKVILLE PIKE STE. 650
ROCKVILLE, MD 20852
301-424-0124

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BARRY CORNELL OFFER

Notice is given that Barya Offer, whose address is 874 Galesville, Rd., Galesville, MD 20765, was on December 2, 2021 appointed Personal Representative of the estate of Barry Cornell Offer who died on October 24, 2021 without a will.

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

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

BARYA OFFER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123183
140934 (12-16,12-23,12-30)

LEGALS

Samuel C. Draper, Esquire
Council Baradel Kosmerl & Nolan,
P.A.
125 West Street, 4th Floor
Annapolis, Maryland 21401
410-268-6600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES R. KILBOURNE

Notice is given that Maria Worthington McKenna, whose address is 125 West St, 4th Floor, Annapolis, MD 21401, was on November 19, 2021 appointed Personal Representative of the estate of Charles R. Kilbourne who died on October 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 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.

MARIA WORTHINGTON MCKENNA
Personal Representative

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

Estate No. 123039
140880 (12-9,12-16,12-23)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SETSUKO H COHN

Notice is given that Doulgas Cohn, whose address is 15511 Overchase Lane, Bowie, MD 20715, was on November 29, 2021 appointed Personal Representative of the estate of Setsuko H Cohn who died on November 7, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 29th 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.

DOUGLAS COHN
Personal Representative

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

Estate No. 122976
140877 (12-9,12-16,12-23)

NOTICE

IN THE MATTER OF:
Louzell Cheryl Davis

FOR THE CHANGE OF
NAME TO:
Louzell Cheryl Ballenger

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15201**

A Petition has been filed to change the name of Louzell Cheryl Davis to Louzell Cheryl Ballenger.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140965 (12-23)

ANUPA MUKHOPADHYAY
10665 Stanhaven Place Suite 300A
White Plains, MD 20695
301-396-4668

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARTHUR RICKEY WELLS SR

Notice is given that Arthur Rickey Wells Jr, whose address is 401 Quaint Acres Drive, Silver Spring, MD 20904, was on November 5, 2021 appointed Personal Representative of the estate of Arthur Rickey Wells Sr, who died on August 26, 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 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.

ARTHUR RICKEY WELLS JR
Personal Representative

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

Estate No. 122522
140884 (12-9,12-16,12-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY KATHERINE SOPCHICK

Notice is given that Michael K. Sopchick, whose address is 1652 Wickham Way, Crofton, MD 21114, was on November 30, 2021 appointed Personal Representative of the estate of Mary Katherine Sopchick who died on October 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 30th 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 K. SOPCHICK
Personal Representative

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

Estate No. 123065
140881 (12-9,12-16,12-23)

NOTICE

IN THE MATTER OF:
Theis King Williams

FOR THE CHANGE OF
NAME TO:
Theis King Payton

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15055**

A Petition has been filed to change the name of (Minor Child(ren)) Theis King Williams to Theis King Payton.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140967 (12-23)

LEGALS

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Rd., Suite 216
Bowie, MD 20716
(301) 576-6200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL JERMAINE WILSON

Notice is given that Julia G. Wilson, whose address is 1047 Wellington Road, Sumter, SC 29153, was on November 4, 2021 appointed Personal Representative of the estate of Michael Jermaine Wilson, who died on June 5, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of May, 2022.

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

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

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

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

JULIA G. WILSON
Personal Representative

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

Estate No. 122673
140878 (12-9,12-16,12-23)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHILLIP ALEXANDER GOSS SR

Notice is given that Phillip A. Goss, Jr., whose address is 4929 Matapeakers County Drive, Bowie, MD 20720, was on November 18, 2021 appointed Personal Representative of the estate of Phillip Alexander Goss Sr, who died on August 17, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th 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.

PHILLIP A GOSS, JR.
Personal Representative

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

Estate No. 122547
140883 (12-9,12-16,12-23)

NOTICE

IN THE MATTER OF:
Rebeca Alicia Alvarez

FOR THE CHANGE OF
NAME TO:
Kimberly Alicia Argueta-Aragon

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15217**

A Petition has been filed to change the name of (Minor Child(ren)) Rebeca Alicia Alvarez to Kimberly Alicia Argueta-Aragon.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140968 (12-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BROCK MCCLUNG
AKA: BROCK G MCCLUNG,
BROCK G MCCLUNG SR**

Notice is given that Monique McClung, whose address is 7445 Village Green Terrace, Hyattsville, MD 20785, was on November 4, 2021 appointed Personal Representative of the estate of BROCK MCCLUNG, AKA: Brock G McClung, Brock G McClung Sr, who died on September 30, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of May, 2022.

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

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

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

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

MONIQUE MCCLUNG
Personal Representative

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

Estate No. 122702
140882 (12-9,12-16,12-23)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA NELSON

Notice is given that William R. Burke, whose address is 5505 Seminary Road Apt. #508N, Falls Church, VA 22041, was on December 1, 2021 appointed Personal Representative of the estate of Patricia Nelson, who died on September 24, 2021 without a will.

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

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

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

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

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

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

WILLIAM R. BURKE
Personal Representative

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

Estate No. 123078
140885 (12-9,12-16,12-23)

NOTICE

IN THE MATTER OF:
Henry Antoine Saunders Bey

FOR THE CHANGE OF
NAME TO:
Henry Antoine Bey

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15620**

A Petition has been filed to change the name of Henry Antoine Saunders Bey to Henry Antoine Bey.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140969 (12-23)

MECHANIC’S LIEN
SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at **4:00 P.M. on 01/03/2022**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9791, 2003 GMC VAN
VIN# 1GDFG15T231144917
JD AUTO CARE T/A
FORESTVILLE SUNOCO
7622 MARLBORO PIKE
FORESTVILLE

LOT#9894, 1988 REGAL 26’8”
BOAT
VA# 5186AE
HIN# RGMRI371A888
HERRINGTON HARBOUR
NORTH MARINA
389 DEALE RD
TRACEY’S LANDING

LOT#9910, 2015 NISSAN
VIN# 1N4AL3APXFC141860
PASSPORT NISSAN
5000 AUTH WAY
SUITLAND

LOT#9911, 2015 BMW
VIN# WBA5B3C52FD546435
CCA& BODY
5828 KIRBY RD
CLINTON

LOT#9912, 2001 HYUNDAI
VIN# KMHND45D21U086262
NAZ AUTO BODY
17412 LIVINGSTON RD
ACCOKEEK

LOT#9913, 2008 ACURA
VIN# JH4KB16648C002959
GERARD THOMAS MCFARLANE
4013 34TH STREET
MOUNT RAINIER

LOT#9914, 1999 GMC YUKON
VIN# 1GKEK13R3XR919324
SMITH A AUTO
28 INDUSTRIAL PARK DR
WALDORF

LOT#9915, 2002 NISSAN
VIN# 1N6ED27T42C304162
CLASSIC AUTO BODY
11725 PIKA DR
WALDORF

LOT#9917, 2003 LINCOLN
VIN# 1LNHM82W83Y636688
KOONS OF SILVER SPRING
3111 AUTOMOBILE BLVD
SILVER SPRING

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

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

140946 (12-16,12-23)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JOHN C. MOSBY
Estate No.: 119599

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ebony S. Mosby for judicial probate of the unsigned copy of will with no date and for the appointment of a personal representative. A VIRTUAL hearing will be held on **February 7, 2022 at 11:00 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140926 (12-16,12-23)

NOTICE

IN THE MATTER OF:
Christine Elizabeth Batta

FOR THE CHANGE OF
NAME TO:
Christine Batta Fisher

**In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15506**

A Petition has been filed to change the name of Christine Elizabeth Batta to Christine Batta Fisher.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140970 (12-23)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ASHLEY ANN STAHL
Estate No.: 119811

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Cameron Falkenhagen for judicial probate for the appointment of a personal representative. A VIRTUAL hearing will be held on **February 28, 2022 at 9:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140927 (12-16,12-23)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
PATRICIA ELIZABETH CHASTANG
Estate No.: 120368

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Carol Ann Chastang for judicial probate for the appointment of a personal representative. A VIRTUAL hearing will be held on **February 7, 2022 at 9:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

LEGALS

NOTICE OF ADOPTION/FAIR SUMMARY
CHARTER RESOLUTION 21-CR-02

Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article I, “General Provisions”, By Enacting §C1-5, “Attendance At Meetings” To Authorize The Mayor And Councilmembers To Participate In And Vote At A Meeting Either In Person Or Through Remote Electronic Visual And Audio, Or Audio, Or Other Means That Provide The Ability For The Public To Observe The Meeting.

This Charter Resolution serves as enabling legislation to allow elected officials to participate in meetings of the Mayor and Council remotely, for just cause or during a generally declared emergency. Details of in-person and remote participation will be more fully set out in the Mayor and Council Rules and Procedures and will be in compliance with the Open Meetings Act.

Charter Resolution 21-CR-02 was introduced at the Regular Meeting on October 26, 2021, and a Public Hearing was held on December 7, 2021. It will become effective on January 26, 2022, unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland by January 16, 2021.

Copies of this Charter Resolution may be obtained from the City Clerk’s Office, 8400 Baltimore Avenue, Suite 375, College Park, MD 20740, by calling 240-487-3501, or from the City’s website: www.collegeparkmd.gov

Janeen S. Miller
City Clerk

140941 (12-16,12-23,12-30,1-6)

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: 1/4/2022

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

2006 FORD EXPLORER MD 4EC1899 1FMEU74E56UA27944

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

2001 FORD TAURUS VA UCS8588 1FAHP53231G26464
2003 DODGE RAM MI EFV9185 1D7HU18N33S117499

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

2009 CHEVROLET TAHOE 1GNFK23049R228031
2009 NISSAN MAXIMA VA VWH1846 1N4AA51E99C808857
2007 LEXUS ES MD 1BZ8227 JTHBJ46G872099732
2005 HONDA CIVIC VA UJV8128 2HGES16395H574821

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

2001 JEEP GRAND CHEROKEE VA URK6433 1J4GW48S31C529642
2008 BMW 328XI VA T79831 WBAWC33588PD08398

140991 (12-23)

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: 1/3/2022

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

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

2001 CHRYSLER 300 2C3HE66G91H526253
2013 FORD CROWN VICTORIA DC NAT435 2FAHP71W96X120017
2005 HONDA ODYSSEY SC RS0602L 5FNRL38625B043062
2012 CARRY ON TRAILER 4YMUL1012CV036865
2007 NISSAN SENTRA 3NIAB61E27L720136

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

2008 FORD FOCUS VA USD9654 1FAHP35N48W114148
2010 NISSAN MAXIMA 1N4AA5APXAC874534

140992 (12-23)

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, DECEMBER 30, 2021
6:00 P.M.

Special Exception Application No. 918- Mad Cow Grill- 310
Domer Avenue Laurel, MD 20707

The Applicant, Foodie Vision LLC, is seeking a special exception to add live entertainment and dancing to an existing restaurant, Mad Cow Grill, located at 310 Domer Avenue, Laurel, MD 20707.

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting.

Call 301-725-5300 Ext. 2303 for more information.

140959 (12-23)

LEGALS

VIRTUAL PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, JANUARY 10, 2022
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.

Text Amendment No. 261- Ordinance No. 1991 Code Update

“The Mayor and City Council of Laurel are seeking approval to amend the Unified Land Development Code to update the Department of Economic and Community Development title, update portions of the M-X-T zone requirements, update portions of the PUD-E zone requirements, and create public art guidelines. The proposed update is part of a comprehensive review and update of the City’s zoning code.”

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/clerk/meetings> and submit a speaker list if you wish to speak.

140958 (12-23,12-30,1-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

12217 QUADRILLE LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 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

JANUARY 4, 2022
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 \$26,000.00 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 # 19-602860)

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

140899 (12-16,12-23,12-30)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3728 SWANN ROAD
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Alejandra C. Zuniga and Donald R. Stonesifer III, dated December 26, 2015, and recorded in Liber 37985 at folio 325 among the Land Records of PRINCE GEORGE’S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 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

JANUARY 4, 2022
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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. 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 # 19-603111)

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

140900 (12-16,12-23,12-30)

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 January 3, 2022

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)	\$25.09	\$7.64
Laborer (Skilled)	\$25.09	\$7.64
Millwright	\$35.00	\$13.49
Piledriver	\$31.89	\$11.98
Pipelaye	\$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

140975 (12-23)

PRINCE GEORGE'S COUNTY, MARYLAND
WAGE DETERMINATION BOARD
1400 McCormick Drive, Room 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 January 3, 2022.

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)	\$25.05	\$8.35
Laborer (Skilled)	\$28.18	\$9.01
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
Scraper	\$22.10	\$5.12

140976 (12-23)

ADVERTISE HERE
Call 301-627-0900 Today!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

3203 STONESBORO ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards aka Ranjit Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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

JANUARY 11, 2022
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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42372)

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

140953 (12-23,12-30,1-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

5619 JAMESTOWN ROAD
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Estate of William L. Powell and Estate of Alice D. Powell, dated June 7, 2008, and recorded in Liber 29773 at folio 693 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

JANUARY 11, 2022
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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6% 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 # 19-602846)

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

140955 (12-23,12-30,1-6)

NOTICE

IN THE MATTER OF:
Briana Amari Barnes

FOR THE CHANGE OF
NAME TO:
Briana Amari Mitchell

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15502

A Petition has been filed to change the name of Briana Amari Barnes to Briana Amari Mitchell.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140971 (12-23)

NOTICE

IN THE MATTER OF:
Jamie Antony Perry

FOR THE CHANGE OF
NAME TO:
Jamie Antony Petty

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAE 21-15392

A Petition has been filed to change the name of Jamie Antony Perry to Jamie Antony Petty.

The latest day by which an objection to the Petition may be filed is January 11, 2022.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Maryland
140972 (12-23)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE

4709 FOREST PINES DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Andre Simpson, dated August 23, 2016, and recorded in Liber 38585 at folio 587 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

JANUARY 11, 2022
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 \$35,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602702)

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

140954 (12-23,12-30,1-6)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SALLIE J. POTEAT (DECEASED)
12103 Guinevere Place
Glenn Dale, MD 20769
Defendant(s).

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 21-07151

Notice is hereby given this 8th day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12103 Guinevere Place, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, 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 10th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$575,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140960 (12-23,12-30,1-6)

NOTICE OF PUBLICATION

KIMBERLEE JOYE BAGUDU,
Plaintiff

vs.

MOHAMMED KUDU BAGUDU,
Defendant

In the Circuit Court for
Prince George’s County, Maryland
Case No. CAD 21-01963

Kimberlee Joye Bagudu, the above-named Plaintiff has filed a Complaint for Absolute Divorce in which she is asking the court to grant her an absolute divorce. The Circuit Court for Prince George’s County may grant that relief unless, Mohammed Kudu Bagudu, above named Defendant can show reason why the court should not grant the relief. Defendant must file a response to the Complaint for Absolute Divorce on or before February 13, 2022.

If Defendant fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in the newspaper in this county at least once a week for three (3) successive weeks on or before January 14, 2022.

After the period in the judge’s order has passed, you may ask the court for a default judgment or to move forward with your case.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140974 (12-23,12-30,1-6)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MICHAEL G. SUMMERS
MARISA A. SUMMERS
6204 Cheverly Park Drive
Hyattsville, MD 20785
Defendant(s).

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 20-09833

Notice is hereby given this 8th day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 6204 Cheverly Park Drive, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, 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 10th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$332,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140961 (12-23,12-30,1-6)

NOTICE

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

Plaintiff

vs.

ALLIE MAI PARRISH
THEODORE H. PARRISH (DECEASED)
7008 Flag Harbor Drive
District Heights, MD 20747
Defendant(s).

In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 21-07141

Notice is hereby given this 8th day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7008 Flag Harbor Drive, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, 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 10th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$223,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140962 (12-23,12-30,1-6)

The Prince George’s Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend



Happy Holidays

from

The Prince
George's Post

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

1211 BLUE WING TERRACE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Kim-berlyn D. Trice, dated June 28, 2018 and recorded in Liber 41228, Folio 515 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, 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 **JANUARY 11, 2022 AT 11:30 AM**.

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

Terms of Sale: The property will be sold “as is” and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

140956 (12-23,12-30,1-6)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

16105 AUDUBON LANE
BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Philip Govan, and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$330,000.00, and an orig-inal interest rate of 5.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on **JANUARY 4, 2022 AT 11:30 AM**.

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

Terms of Sale: The property will be sold “as is” and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase 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 fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140901 (12-16,12-23,12-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSIE MAE MARTIN

Notice is given that Gail L Martin, whose address is 521 Pacer Drive, Hyattsville, MD 20785, was on Oc-tober 19, 2021 appointed personal representative of the small estate of Susie Mae Martin, who died on May 3, 2020 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise del-ivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other deliv-ery of the notice.

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

NIKKITTA GALLOWAY
Personal Representative

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

Estate No. 122741

140939 (12-16,12-23,12-30)

GAIL L MARTIN
Personal Representative

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

Estate No. 122619

140980 (12-23)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

3006 WINTERBOURNE DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from William A. Jones, and Lula B. Jones, dated December 30, 2015 and recorded in Liber 37840, Folio 707 among the Land Records of Prince George’s County, Maryland modified by Loan Modification Agreement recorded on October 26, 2017, in the Land Records of Prince George’s County at Liber No. 40158, Folio 451, with an original principal balance of \$498,641.00, and an original interest rate of 4.250%, default having oc-curred 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 **JANUARY 4, 2022 AT 11:30 AM**.

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

Terms of Sale: The property will be sold “as is” and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140902 (12-16,12-23,12-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE COBBS JR

Notice is given that Barbara H Cobbs, whose address is 4201 19th Avenue, Temple Hills, MD 20748, was on November 9, 2021 ap-pointed personal representative of the small estate of Willie Cobbs Jr, who died on October 8, 2021 with-out a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise del-ivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other deliv-ery of the notice.

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

BARBARA H COBBS
Personal Representative

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

Estate No. 122782

140981 (12-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESUS HERNANDEZ

Notice is given that Rosa Os-egueda, whose address is 1810 Longfellow Street, Hyattsville, MD 20782, was on December 6, 2021 ap-pointed personal representative of the small estate of Jesus Hernandez, who died on November 18, 2021 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise del-ivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other deliv-ery of the notice.

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

ROSA OSEGUEDA
Personal Representative

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

Estate No. 123138

140982 (12-23)

The
Prince
George’s
Post
Serving
Prince
George’s
County

301.627.0900

LEGALS

PLAINTIFF’S NOTICE OF PUBLICATION

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

Plaintiff

vs.

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

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

Substitute Trustees/
Plaintiffs,

vs.

ANCEL EKPENYONG
12215 Parkton Court
Fort Washington, MD 20744

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 19-12033

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 12215 Parkton Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$278,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140886 (12-9,12-16,12-23)

Call 301-627-0900
for a quote.

LEGALS

PLAINTIFF’S NOTICE OF PUBLICATION

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

Plaintiff

vs.

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

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

Substitute Trustees/
Plaintiffs,

vs.

GREGORY E. FRAZIER (DE-CEASED)
9613 Reiker Drive
Upper Marlboro, MD 20774

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 21-07142

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 9613 Reiker Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$330,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140890 (12-9,12-16,12-23)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

NADRA RICHARDSON DUNBAR
ROBERT LOUIS DUNBAR
7617 Blanford Drive
Fort Washington, MD 20744

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 20-01962

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 7617 Blanford Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$287,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140887 (12-9,12-16,12-23)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 5, 2022

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

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 5, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
December 16, 2021

140990 (12-23,12-30)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN HIGGINBOTHAM

Notice is given that Raymond A. Patterson, whose address is 11360 Ovada Pl., Unit #1, Los Angeles, CA 90049, was on December 13, 2021 appointed Personal Representative of the estate of Evelyn Higginbotham who died on June 29, 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 13th day of June, 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 A. PATTERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123160
140987 (12-23,12-30,1-6)

ORDER OF COURT

ROSA ROMERO,

Plaintiff,

v.

JOSE MANUEL PEREZ,

Defendant

In the Circuit Court for Prince George’s County, Maryland
Case No. CAD 21-04180

ORDERED, on this 15th day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the DEFENDANT, JOSE MANUEL PEREZ, is hereby notified that PLAINTIFF, ROSA ROMERO, has filed a Complaint for Absolute Divorce, Domestic Case Information Report, and a Request for Spoken Language Interpreter on April 14, 2021. The Complaint in substance alleges that since January 1, 2000, Plaintiff and Defendant have lived apart in separate residences, without interruption or sexual intercourse for twelve months or more before the date of filing of the Complaint for Absolute Divorce. Accordingly, it is

ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County, Maryland accordance with Maryland Rule 2-122(a)(2), said publication to be completed by the 14th day of January 2022, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 14th day of January 2022, and it is further;

ORDERED, THAT THE DEFENDANT, JOSE MANUEL PEREZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 13TH DAY OF FEBRUARY, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
140950 (12-23,12-30,1-6)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
VELMA IRENE FOX DARBY
Estate No.: 120534

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Martha L. Darby for judicial probate of the will (copy) dated JANUARY 3, 2020 and for the appointment of a personal representative. A VIRTUAL hearing will be held on February 28, 2022 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140977 (12-23,12-30)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD G LEATHERWOOD

Notice is given that David G Leatherwood, whose address is 1621 Greenbriar Ct, Reston, VA 20190 and Gregory Vance Leatherwood, whose address is 3714 Irongate Lane, Bowie, MD 20715, were on August 2, 2021 appointed Co-Personal Representatives of the estate of Howard G Leatherwood who died on May 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 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 2nd day of February, 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.

DAVID G LEATHERWOOD
GREGORY VANCE LEATHERWOOD
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. 121200
140989 (12-23,12-30,1-6)

Leta Ann Wolfe
22461 Cabin Branch Avenue
Unit 2318
Clarksburg, MD 20871
301-264-6453

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS D ERITTER

Notice is given that Helen Akerley, whose address is 7528 Mandan Rd, Greenbelt, MD 20770, was on October 19, 2021 appointed personal representative of the small estate of Thomas D Ertter, who died on February 10, 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.

HELEN AKERLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122147
140983 (12-23)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTOPHER DAVID SHAW

Notice is given that Kenneth James Shaw, whose address is 21101 Striper Run, Rock Hall, MD 21661, was on June 15, 2021 appointed personal representative of the small estate of Christopher David Shaw who died on December 11, 2020 with a will.

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

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

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

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

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

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

KENNETH JAMES SHAW
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119219
140978 (12-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALDINE BRENDA CRUMP

Notice is given that Tommie C L Crump, whose address is 12511 Whitefield Place, Brandywine, MD 20613, was on November 17, 2021 appointed personal representative of the small estate of Geraldine Brenda Crump who died on September 7, 2021 with a will.

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

All persons having any objection to the appointment 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.

TOMMIE C L CRUMP
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122810
140979 (12-23)

Matthew J. Dyer, Esquire
P.O. Box 358
Upper Marlboro, MD 20773
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE ANNA MAYHEW

Notice is given that Robert Stubbs, whose address is 1603 Bauman Road, Capitol Heights, MD 20743, was on December 8, 2021 appointed personal representative of the small estate of Catherine Anna Mayhew, who died on June 28, 2004 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 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.

ROBERT STUBBS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119850
140984 (12-23)

LEGALS

NOTICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 c/o PHH Mortgage Corporation 1 Mortgage Way Mt. Laurel, New Jersey 08054

Plaintiffs,

vs.

MICHAEL G. TYSON
CAROLYN F. DENNIS (DE-CEASED)
5206 Upshur Street
Bladensburg, MD 20710

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF 21-07123

Notice is hereby given this 8th day of December, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5206 Upshur Street, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of January, 2022, 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 10th day of January, 2022.

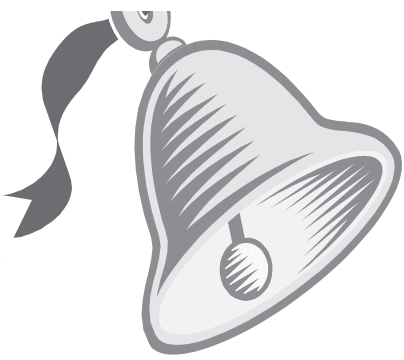
The report states the purchase price at the Foreclosure sale to be \$264,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140963 (12-23,12-30,1-6)

NOTICE

ROBERT A. JONES, et al
Plaintiffs, Substitute Trustees

v.



From all of us here at
The
Prince George's Post Newspaper

We would like to wish everyone

A
Safe
and
Happy
Holiday

