



**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**

**3847 ST. BARNABAS RD., UNIT # T4  
SUTTLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007, recorded in Liber 27590, Folio 467 among the Land Records of Prince George's County, MD, with an original principal balance of \$114,877.56, 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

**JANUARY 19, 2022 AT 10:33 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as follows: Unit numbered and lettered 3847 T-4 in the subdivision Known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to a master deed recorded among the land records of Prince George's County, Maryland, in liber 4127 at folio 366, and pursuant to the plats and plans for Marlow Towers Condominium, described in said master deed, recorded among said land records in plat book W.W.W. 79 at plats 82 thru 100, inclusive, and plat book W.W.W. 81 at plats 1 thru 15, inclusive. Being in the 6th Election District which has the address of 3847 ST. BARNABAS ROAD, SUTTLAND, MD 20746.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343215-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

141018 (12-30,1-6,1-13)

**LEGALS**

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

**6426 JODIE ST.  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006, recorded in Liber 24384, Folio 232 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

**JANUARY 25, 2022 AT 10:45 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 \$22,000 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. 53192-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

141046 (1-6,1-13,1-20)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF COMMERCIAL CONDOMINIUM**

**10841 LANHAM SEVERN RD.  
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated August 29, 2006, recorded in Liber 26026, Folio 244 among the Land Records of Prince George's County, MD, with an original principal balance of \$367,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**FEBRUARY 1, 2022 AT 10:36 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered Ten, in Building 1 in the subdivision known as "Glendale Plaza Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 344099-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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908 YORK RD., TOWSON, MD 21204  
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[www.alexcooper.com](http://www.alexcooper.com)

141082 (1-13,1-20,1-27)

**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**

**10101 LINFORD TERR.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005, recorded in Liber 24428, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$499,999.00, 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

**FEBRUARY 1, 2022 AT 10:40 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 \$62,000 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. 76912-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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908 YORK RD., TOWSON, MD 21204  
410-828-4838  
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141084 (1-13,1-20,1-27)

**LEGALS**

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6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
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**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**8665 RITCHBORO RD.  
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 24, 2004, recorded in Liber 19753, Folio 140 and re-recorded in Liber 46459, Folio 430 among the Land Records of Prince George's County, MD, with an original principal balance of \$153,265.00, 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

**FEBRUARY 1, 2022 AT 10:42 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 \$11,000 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. 353219-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

141085 (1-13,1-20,1-27)

*The*

*Prince*

*George's*

*Post*

*Newspaper*

*Call*

**301-627-0900**

*or*

*Fax*

**301-627-6260**





## LEGALS

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 7, 2005, a certain Deed of Trust was executed by John M. Beamon, and Dorothy J. Beamon as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVeary as Trustee(s), and was recorded on February 24, 2005, in Book 21504, Page 575 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 28, 2011, and recorded on March 23, 2011, in Book 32526, Page 318, 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 28, 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 3, 2021 is \$284,878.91; 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 25, 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: 18 North Huron Drive,  
Oxon Hill, MD 20745

Tax ID: 12-1199454

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 \$284,878.91.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,500.00 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 \$28,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, 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 mortgage 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 mortgagee 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 15, 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@cgdlaw.com

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

### EXHIBIT A

Lot numbered Twenty Four (24) in Block lettered D in the subdivision known as "Section 2, Forest Heights" as per plat thereof recorded among the Land Records of Said County in Plat Book BB 8 at folio 43

The improvements thereon being known as 18 North Huron Drive  
Tax ID # 12-1199454

141040 (1-6,1-13,1-20)

## LEGALS

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

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

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

Improved by premises known as  
5710 Junipertree Lane, Capitol Heights, MD 20743-6318

By virtue of the power and authority contained in a Deed of Trust from SHIRLEY YVETTE MCSWAIN-GREEN and SYLVESTER W. GREEN, dated April 21, 2008 and recorded in Liber 29605 at Folio 609 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction, in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 19, 2022  
AT 3:00 P.M.

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

LOTS NUMBERED SIX HUNDRED FIFTY-THREE (653) AND SIX HUNDRED FIFTY-FIVE (655), IN THE SUBDIVISION KNOWN AS "MARTIN DODGE'S SUBDIVISION OF CEDAR HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS1 AT PLAT 29, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 18TH ELECTION DISTRICT.

TAX ID: 18-2033801

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

140996 (12-30,1-6,1-13)

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: 01/17/2022

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

2012 FORD	FOCUS	MD	5EK0785	1FAHP3N23CL288129
1998 DODGE	DURANGO	VA	L724264	1B4HS28YXWF193697
2001 HONDA	ACCORD			1HGCG56651A120293
2001 CHRYSLER	TOWN & COUNTRY	VA	UGC2678	2C8GP54L81R284155
2003 GMC	YUKON	MD	3CM7561	1GKEK63U0J218895

### JD TOWING

2817 RITCHIE ROAD  
FORESTVILLE MD 20747  
301-967-0739

2009 TOYOTA	YARIS	MD	3AF4936	JTDBT903991341824
2002 MERCURY	LESABLE	VA	G90881	1MEFM50U52G642009
2005 NISSAN	ALTIMA	MD	6DP3579	1N4BL11D55N430789
2010 JEEP	COMMANDER	MD	606M642	1J4RG5GT4AC137601
2000 TOYOTA	CAMRY	VA	UNF3162	4T1BG22K5YU647654

### PAST & PRESENT TOWING & RECOVERY INC

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

2013 KIA	SORENTO	MD	3DW9319	5XYKT3A13DG336119
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141110 (1-13)

## LEGALS

### COHN, GOLDBERG & DEUTSCH, LLC

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5815 GARDEN DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Benjamin Jones, and Gwendolyn C. Jones, dated July 28, 2005 and recorded in Liber 23699, Folio 659, and re-recorded at Liber 39789, Folio 055 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$163,000.00, and an original interest rate of 3.250%, 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 Duvall 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 18, 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 \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

141000 (12-30,1-6,1-13)

## LEGALS

### ROBERT Y. CLAGETT, ATTORNEY

14804 Pratt St., S. 201  
Upper Marlboro, MD 20772  
301-627-3325

Scott C. Speier  
11300 Rockville Pike, Suite 112  
Rockville, Maryland 20852  
301-468-5657

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY M. BROWN

Notice is given that Charlotte I. Chase, whose address is 15500 Marlboro Pike, Upper Marlboro, MD 20772, was on December 29, 2021 appointed Personal Representative of the estate of Dorothy M. Brown who died on December 1, 2021 with a will.

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

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

CHARLOTTE I. CHASE  
Personal Representative

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

Estate No. 123416  
141107 (1-13,1-20,1-27)

JOSE ELIAS GUEVARA  
Personal Representative

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

Estate No. 122755  
141071 (1-6,1-13,1-20)

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

**LEGALS**

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on **01/21/2022**. 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#9780, 2017 LANDROVER  
VIN# SALRHBBK3HA023295  
JAGUAR LANDROVER BETHESDA  
NORTH BETHESDA

LOT#9845, 2004 FLEETWOOD TRAILER  
VIN# 1EA1F302642809120  
QUEENSTOWN MOTOR CO INC  
9523 BALTIMORE AVE  
COLLEGE PARK

LOT#9852, 2009 CHEVROLET  
VIN# 3GNCA23BX9S580311  
HOLABIRD TIRE & AUTO  
6318 HOLABIRD AVE  
BALTIMORE

LOT#9857, 1997 FORD  
VIN# 1FTFX28L6VND45026  
SUDDEN IMPACT COLLISION  
NORTH  
1126 CRAIN HWY N  
GLEN BURNIE

LOT#9870, 2013 NISSAN  
VIN# 1N6BF0KM1DN100184  
JUDGE AUTO GROUP INC  
218 S. BRIDGE ST  
ELKTON

LOT#9872, 2013 NISSAN  
VIN# 1N6BF0LY0DN106348  
JUDGE AUTO GROUP INC  
218 S. BRIDGE ST  
ELKTON

LOT#9883, 2013 NISSAN  
VIN# 1N6BF0K1XDN105827  
JUDGE AUTO GROUP INC  
218 S. BRIDGE ST  
ELKTON

LOT#9886, 1979 LINCOLN  
VIN# 9Y8256656033  
AGE TO AGE AUTOMOTIVE  
8625 OLD LEONARDTOWN RD  
HUGHESVILLE

LOT#9897, 2011 NISSAN  
VIN# JN8AE2KP3B9007233  
WHITEHALL SHELL  
7000 LAUREL BOWIE RD  
BOWIE

LOT#9906, 2011 NISSAN  
VIN# JN8AS5MV5BW263896  
HENRY SYLVESTER KERR  
8446 ALLENSWOOD RD  
RANDALLSTOWN

LOT#9916, 2005 GMC  
VIN# 1GKDT13S652108778  
SINEPUXENT AUTO BODY  
11429 SINEPUXENT RD  
BERLIN

LOT#9918, 2005 MERCURY  
VIN# 4M2ZU66K05UJ09852  
LOTHIAN SERVICE CENTER  
5891 SOUTHERN MARYLAND BLVD  
LOTHIAN

LOT#9919, 2014 BMW  
VIN# WBA3C3C57EF985461  
PASSPORT BMW  
4730 AUTH PL  
SUITLAND

LOT#9922, 2006 CHEVROLET  
VIN# 2CNDL73F366081878  
POOLESVILLE HARDWARE  
19961 FISHER AVE  
POOLESVILLE

**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

141075 (1-6,1-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH ESTELLE DAVIS

Notice is given that William Lyle Poe, whose address is 8546 Coltrane Court, Ellicott City, Maryland 21043, was on December 2, 2021 appointed Personal Representative of the estate of Ruth Estelle Davis, who died on May 1, 2003 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.

WILLIAM LYLE POE  
Personal Representative

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

Estate No. 118313  
141034 (12-30,1-6,1-13)

MICHAEL H JOSECK, ESQ  
8850 Stanford Blvd Suite 2900  
Columbia, MD 21045  
301-575-0300

**NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Circuit court of St Johns county, FL appointed Scott Starkey, whose address is 15862 El Socorro Loop, Corpus Christi, TX 78418, as the Personal Representative of the Estate of Richard Starkey who died on July 16, 2020 domiciled in Florida USA.

The Maryland resident agent for service of process is Michael H. Joseck, whose address is 8850 Stanford Boulevard Suite 2900, Columbia, MD 21045.

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

PRINCE GEORGE'S and CHARLES COUNTY

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

(1) Six months from the date of the decedent's death; or

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

SCOTT STARKEY  
Foreign Personal Representative

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

Estate No. 123270  
141056 (1-6,1-13,1-20)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

ROBERT J. DEBNAM  
5639 Rock Quarry Terrace  
District Heights, MD 20747  
Defendant(s).

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-09886

Notice is hereby given this 27th 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 5639 Rock Quarry Terrace, 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 27th 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 27th 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

141102 (1-13)

141051 (1-6,1-13,1-20)

**LEGALS**

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

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

10203 FORESTGROVE LANE  
BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from William Nelson Richie, and Carroll Stacey Mayers-Richie, dated April 23, 2007 and recorded in Liber 27748, Folio 197 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 25, 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 \$54,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

141043 (1-6,1-13,1-20)

**LEGALS**

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

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

4114 MARBOURNE DRIVE  
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Tiffani A. Marks, dated February 8, 2008 and recorded in Liber 29370, Folio 290 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on June 28, 2017, in the Land Records of Prince George's County at Liber No. 39787, Folio 92, with an original principal balance of \$225,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 25, 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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

141044 (1-6,1-13,1-20)

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**LEGALS**

**NOTICE OF ABANDONED VESSEL**

Notice is hereby given that the following vessel has been abandoned for more than 60 days on the property of Joe Newsome, at 18200 Richard Allen Street, Aquasco, MD 20608. Phone # 301-672-2578. The vessel is described as Trophy 2007 17' 0" Boat # MD 0346BZ, Hull ID # THMA59FSA707, Color, white. Application for title will be made in accordance with Section 8-722 of the Annotation Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the property within 30 days of this notice.

141102 (1-13)

**LEGALS**

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

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

**7519 RIVERDALE ROAD, #1949  
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Vongie Newman, dated October 24, 2006 and recorded in Liber 26582, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$57,600.00, and an original interest rate of 4.375%, 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 18, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140998

(12-30,1-6,1-13)

**LEGALS**

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

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

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

Under a power of sale contained in a certain Deed of Trust from Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Folio 436 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 18, 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 \$31,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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Richard J. Rogers, Michael McKeefery, and Christianna Kersey,  
Substitute Trustees

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Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

140999

(12-30,1-6,1-13)

**LEGALS**

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

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

**6830 FLAGSTAFF STREET  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from William Elliott Lane III, dated March 4, 2009 and recorded in Liber 30527, Folio 370 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$186,558.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JANUARY 18, 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 \$14,000.00 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.

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Your Newspaper of Legal Record

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**LEGALS**

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners (Liquor Control Board)**

**REGULAR SESSION**

**JANUARY 25, 2022**

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

**TRANSFER**

Sandipkumar G. Modi, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of A & K Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, 20743 transfer from Narendra Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, 20743, Meeta Shailesh Patel, Member-Manager.

Priya K. Parel, Member-Manager/Sole Member, for a Class A, Beer, Wine and Liquor for the use of Priya Beverage, LLC, t/a Piscataway Liquors, 9814 Piscataway Road, Clinton, 20735 transfer from Piscataway Beverages, LLC, t/a Piscataway Liquors, 9814 Piscataway Road, Clinton, 20735, Chirag Patel, Member-Manager.

Siddhartha Maharjan, Member/Manager, for a Class B+, Beer, Wine and Liquor for the use of RMPB Enterprises, LLC, t/a Gee's, 3415 52nd Avenue, Cheverly, 20781 transfer from RMPB Enterprises, LLC, t/a Gee's, 3415 52nd Avenue, Cheverly, 20781, Prabhjot Singh Batra, Member.

Ho Chung Kim, Member-Manager, for a Class D, Beer and Wine for the use of AK Beverages, LLC, t/a Lucky Beer & Wine, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912 transfer from AK Beverages, LLC, t/a Lucky Beer & Wine, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912, Andy Kim, Managing Member.

**NEW- CLASS B(BLX), BEER, WINE AND LIQUOR**

Qing Feng Chen, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Cajun Seafood Hyattsville, LLC, t/a Hook & Reel (Hyattsville), 3500 East West Highway, Hyattsville, 20782.

Jamil Jamaludinian, Managing Member, Mynor Hernandez, Managing Member for a Class B(BLX), Beer, Wine and Liquor for the use of GT Brandywine LLC, t/a The Greene Turtle, 15914 Crain Highway, Unit A, Brandywine, 20613.

**NEW- CLASS B, BEER, WINE AND LIQUOR**

Ruben D. Adrade, Member/Manager/Sole Member, for a Class B, Beer, Wine and Liquor for the use of Galaxy 21, LLC, t/a Galaxy 21, 2031 University Blvd East, Suite B, Hyattsville, 20781.

Angel O Canales, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Pops Seafood, Inc., t/a Pop's Seafood, 7437 Annapolis Road, Landover, 20784.

Bloidei Dorzon, CEO, for a Class B, Beer, Wine and Liquor for the use of Huncho House, LLC, t/a Huncho House, 6541 American Blvd, Hyattsville, 20781.

Temí Jiti, Member, for a Class B, Beer, Wine and Liquor for the use of TMI International, LLC, t/a Mason Restaurant and Bar, 4508 Annapolis Road, Bladensburg, 20710.

Zheng Hai Zheng, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Marlow Crab, Inc., t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, 20748.

Maria E. Santizo, President/Treasurer, David A. Santizo, Secretary, for a Class B, Beer, Wine and Liquor for the use of Acapulco Restaurant and Grill, Inc., t/a Acapulco Restaurant and Grill, 643-645 Main Street, Laurel, 20707.

Walter Andino, Member, Ioannis Korologos, Member, for a Class B, Beer, Wine and Liquor for the use of Cuscatlecos, LLC, t/a Double TT Diner, 14550 Baltimore Avenue, Laurel, 20707.

Cindy Chang, Owner, Ryan Wallen, Owner for a Class B, Beer, Wine and Liquor for the use of Cor Restaurant Group, LLC, t/a Cor's Modern Kitchen & Bar, 4710 Auth Place, Suite G1, Camp Springs, 20746.

Shneidine Jean Louis Adonis, Vice President, for a Class B, Beer, Wine and Liquor for the use of Laurenceau, LLC, t/a Chic Bar & Lounge, 300 Second Street, Laurel, 20707.

**NEW- CLASS C, VETERANS, BEER, WINE AND LIQUOR**

Masiel Guevara, President/Secretary, Bertha Davies, Manager for a Class C, Beer, Wine and Liquor for the use of Prince George's County Lodge, BPOE 1778, Inc., t/a Prince George's County Lodge 1778, 6700 Kenilworth Avenue, Riverdale Park, 20737.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 25, 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](mailto: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  
January 4, 2022

141103 (1-13,1-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DARLENE LLOYD**

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715 was on December 20, 2021 appointed Personal Representative of the estate of Darlene Lloyd, who died on July 2, 2021 without a will.

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

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; 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.

PERRY J BECKER  
Personal Representative

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

Estate No. 121445  
141072 (1-6,1-13,1-20)

**LEGALS**

**MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION**

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or before February 1, 2022, unless otherwise noted in the Public Notice.

\*Prince George's County\* 201660386/16-NT-0102: GREEN BRANCH, LLC, 2191 Defense Highway, Suite 400, Crofton, Maryland 21114, has applied to develop the mixed use Mill Branch Crossing development to consist of 190 townhomes, 408 apartments, and 13 commercial pad sites, and to widen U.S. Route 301 to Prince George's County standards. The project will include connection to off-site water and sewer lines, storm drain extension, stormwater management facilities, culvert replacement, and associated parking, lighting, and landscaping, in addition to the widening of U.S. Route 301. Regulated impacts are associated with site grading, filling, and removal of vegetation. The project will permanently impact 55,551 square feet of forested nontidal wetland, 1,963 square feet of emergent nontidal wetland, 54,643 square feet of the 25-foot nontidal wetland buffer, 742 square feet of the 100-year floodplain, and 2,044 square feet (156 linear feet) of a Use I waterway (Green Branch). The project will temporarily impact 1,618 square feet (212 linear feet) of a Use I waterway (Green Branch). The project is located at 3301 Mill Branch Road, Bowie, Maryland, 20716 in Prince George's County. Mitigation requirements have been met through the purchase of 2.6 acres of forested wetland mitigation credits from the Peige Wetland Mitigation Bank. Written comments, requests for a public informational hearing and requests to be included on the interested per-

**LEGALS**

Linda M Brown  
14405 Laurel Place, Suite 316  
Laurel, MD 20707  
240-264-6087

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **REGINALD ALBERT CALHOUN SR**

Notice is given that Reginald Calhoun Jr, whose address is 242 Hartmans Mill Road, Charlottesville, VA 22902 was on December 27, 2021 appointed Personal Representative of the estate of Reginald Albert Calhoun Sr, who died on March 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 shall file their objections with the Register of Wills on or before the 27th 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; 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.

REGINALD CALHOUN 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. 122005  
141066 (1-6,1-13,1-20)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI  
Plaintiff,

v.

EKATERINA YUZHANINA  
UNITED NATIONS FED CREDIT UNION  
CONNEUX CREDIT UNION  
RICHARD E CRAIG  
GOVERNORS CONDOMINIUM ASSOCIATION, LLC  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000, Parcel No. 21-3595147

ANY UNKNOWN OWNER OF THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000 Parcel No. 21-3595147, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**  
**Case No.: CAE 21-14776**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3595147 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 103, 2,159,000 Sq.Ft. & Imps. Governors Condo. LI Assmt \$147,333 Lib 36147 FI 385 Unit 103

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 21-3595147 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141087 (1-13,1-20,1-27)

**LEGALS**

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

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

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

You must reclaim these vehicles by: **01/19/2022**

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

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

2000 JEEP	CHEROKEE	MD	6DTK79	IJ4GW48S4YC270962
2019 CHEVROLET	IMPALA			2G1105S35K9110861
2002 VOLVO	C70	MD	T0039912	YVINC53D82J030718
2003 FORD	E-250			1FTNS24L23HA34995

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

2001 MERCEDES BENZ	E-CLASS	MD	8CS9880	WDBJF65J01B210366
2011 MITSUBISHI	GALANT			4A32B2FF6BE022162

141111 (1-13)

**LEGALS**

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

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

**9110 BANLEIGH LANE**  
**CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Ronald Lewis Robinson, and Raychon Robinson, dated December 29, 2006 and recorded in Liber 27300, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 1, 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 \$34,000.00 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.

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,  
Christianna Kersey, and Kevin Hildebeidel,  
Substitute Trustees

E.T. Newell & Co  
912 E. 25th Street, Baltimore MD 21218  
410-366-5555 [www.melnicknewell.com](http://www.melnicknewell.com)

141112 (1-13,1-20,1-27)

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**LEGALS**

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

**9508 DALMATIA DR.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2008, recorded in Liber 30028, Folio 626 among the Land Records of Prince George's County, MD, with an original principal balance of \$531,000.00, 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

**JANUARY 25, 2022 AT 10:51 AM**

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser 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. 323657-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

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

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141049 (1-6,1-13,1-20)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY LUCILLE HIETT**

Notice is given that Terri A. March-Safbom, whose address is 8636 Skyward Court, Las Vegas, NV 89145, was on September 9, 2021 appointed Personal Representative of the estate of Mary Lucille Hiett who died on June 20, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 2022.

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

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

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

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

**TERRI A. MARCH-SAFBOM**  
Personal Representative

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

Estate No. 121992  
141032 (12-30,1-6,1-13)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLORIA JEAN BROWN**

Notice is given that Monica J Washington, whose address is 6005 Crown Street, Seat Pleasant, MD 20743, was on December 16, 2021 appointed Personal Representative of the estate of Gloria Jean Brown, who died on March 2, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th 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.

**MONICA J WASHINGTON**  
Personal Representative

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

Estate No. 123107  
141033 (12-30,1-6,1-13)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NAOMI P DAVENPORT**

Notice is given that Janice M. Lee, whose address is 17501 San Fernando Mission Blvd, Granada Hills, CA 91344, was on November 1, 2021 appointed Personal Representative of the estate of Naomi P Davenport who died on May 28, 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 1st day of May, 2022.

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

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

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

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

**JANICE M. LEE**  
Personal Representative

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

Estate No. 122526  
141030 (12-30,1-6,1-13)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JUNIOR HARPER**

Notice is given that Ardell Lockerman, whose address is 3516 Melrose Avenue, Forestville, MD 20747, was on November 24, 2021 appointed Personal Representative of the estate of Junior Harper who died on September 28, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of May, 2022.

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

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

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

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

**ARDELL LOCKERMAN**  
Personal Representative

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

Estate No. 123003  
141031 (12-30,1-6,1-13)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

FAIRMONT COMMUNITY ASSN INC  
FAIRMONT COMMUNITY ASSN INC  
FAIRMONT COMMUNITY ASSN INC  
FAIRMONT COMMUNITY ASSN INC  
FAIRMONT COMMUNITY ASSN INC  
Fairmont 1009 Condominium Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1005 CHILLUM RD, CONDO UNIT: 210, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3754462

ANY UNKNOWN OWNER OF THE PROPERTY 1005 CHILLUM RD, CONDO UNIT: 210, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3754462, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

**In the Circuit Court for Prince George's County Civil Division**  
Case No.: CAE 21-14777

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3754462 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

368,000 Sq.Ft. & Imps. The Fairmont 1005 Assmt \$48,667 Lib 34252 Fl 396 Unit 210

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-3754462 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141088 (1-13,1-20,1-27)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

v. Plaintiff,

MICHAEL GETACHEW  
WOLDEGERIMA  
HOMESPIRE MORTGAGE CORPORATION  
HOMESPIRE MORTGAGE CORPORATION  
Scott Goldschein  
MERS, Inc.  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1956911

ANY UNKNOWN OWNER OF THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1956911, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

**In the Circuit Court for Prince George's County Civil Division**  
Case No.: CAE 21-16551

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1956911 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,134.0000 Sq.Ft. & Imps. Chillum Estates Lot 3 Blk B Assmt \$358,400 Lib 44414 Fl 077

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1956911 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141100 (1-13,1-20,1-27)

*The Prince George's Post Newspaper*

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## LEGALS

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

4520 RHODE ISLAND AVE LLC  
4520 RHODE ISLAND AVE LLC  
BRMK LENDING LLC  
BRMK LENDING LLC  
First American Title Insurance Co.  
First American Title Insurance Co.  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4520 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1895143

ANY UNKNOWN OWNER OF THE PROPERTY 4520 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1895143, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-14803

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1895143 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 38.39 (sm A 5/17/94 Cm To R5 5) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,667 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1895143 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141092 (1-13,1-20,1-27)

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

4520 RHODE ISLAND AVE LLC  
4520 RHODE ISLAND AVE LLC  
BRMK LENDING LLC  
BRMK LENDING LLC  
First American Title Insurance Co.  
First American Title Insurance Co.  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4522 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1965250

ANY UNKNOWN OWNER OF THE PROPERTY 4522 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1965250, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-14804

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1965250 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lts 36.37 (sma 5/17/94 Cm Tor 55) (entir E Imps Razed 7-1-2001) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,677 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1965250 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141093 (1-13,1-20,1-27)

## LEGALS

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

JOAO M & ISABELLE M PEREIRA  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2000388

ANY UNKNOWN OWNER OF THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2000388, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-14779

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2000388 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 74.75.76 6,900.0000 Sq.Ft. & Imps. Capitol Heights Blk 30 Assmt \$163,200 Lib 43229 Fl187

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 18-2000388 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141090 (1-13,1-20,1-27)

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

DEAN WILLIAMS  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1007 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1992973

ANY UNKNOWN OWNER OF THE PROPERTY 1007 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1992973, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-14780

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1992973 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lts 5 Thru 7 L 4068 F 525 9,500.0000 Sq.Ft. & Imps. North Fairmont Hei Blk E Assmt \$320,700 Lib 42722 Fl 242

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 18-1992973 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141091 (1-13,1-20,1-27)

## LEGALS

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

MARION CIEPLAK  
MARION CIEPLAK  
JAMES R WALLS SR & JR & TODD M WALLS  
David Prensny  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000, Parcel No. 09-5513772

ANY UNKNOWN OWNER OF THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000 Parcel No. 09-5513772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-16545

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-5513772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Pt Lot 42 Eq 1.66ac 1.6600 Acres. Belle Fonte Assmt \$255,000 Lib 32798 Fl 167

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 09-5513772 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141094 (1-13,1-20,1-27)

### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,  
v.

FOUNTAIN INVESTMENTS LLC  
FOUNTAIN INVESTMENTS LLC  
FOUNTAIN INVESTMENTS LLC  
FOUNTAIN INVESTMENTS LLC  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1985878

ANY UNKNOWN OWNER OF THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1985878, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

Case No.: CAE 21-14778

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1985878 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 31.32.33 6,000.0000 Sq.Ft & Imps. Gr Capitol Heights Blk 20 Assmt \$293,100 Lib 41995 Fl 584

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 18-1985878 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141089 (1-13,1-20,1-27)

## LEGALS

DIANE K. KUWAMURA, ESQUIRE  
KUWAMURA LAW GROUP, P.A.  
11140 Rockville Pike, Suite 500  
Rockville, Maryland 20852  
301-587-2241

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PATRICIA K. VANDERSALL**  
A/K/A PATRICIA KING VANDERSALL

Notice is given that Eric J. Vandersall, whose address is 12 Arell Court, Alexandria, Virginia 22304, was on November 8, 2021 appointed Personal Representative of the estate of Patricia K. Vandersall A/K/A Patricia King Vandersall who died on September 1, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th 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.

ERIC J. VANDERSALL  
Personal Representative

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

Estate No. 122839  
141029 (12-30,1-6,1-13)

VERENA MEISER  
8115 Maple Lawn Blvd, Suite 175  
Fulton, MD 20759  
410-489-1996

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MARGOT C LEHMAN**

Notice is given that Andrea E Lehman, whose address is 119 Buckingham Ave, Trenton, NJ 08618, and Carole L Valliere, whose address is 7717 Twin Oaks Way, Laurel, MD 20723 were on November 9, 2021 appointed Co-Personal Representatives of the estate of Margot C Lehman who died on August 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 9th day of May, 2022.

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

(1) Six months from the date of the decedent's death; 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.

ANDREA E LEHMAN  
CAROLE L VALLIERE  
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. 122275  
141065 (1-6,1-13,1-20)

## LEGALS

DAMIAN J O'CONNOR  
1501 Farm Credit Drive, Suite 2000  
McLean, VA 22102  
703-748-3400

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**BRENDAN J POWERS**

Notice is given that Mary K Matza, whose address is 305 Glen Echo Lane, Unit N, Cary, NC 27518, was on December 21, 2021 appointed Personal Representative of the estate of Brendan J Powers who died on August 15, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st 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; 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.

MARY K MATZA  
Personal Representative

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

Estate No. 123264  
141060 (1-6,1-13,1-20)

Robert D. Wolfgang, Jr.  
Chesapeake Legal Services, LLC  
29 H Atlantic Avenue  
Ocean View, DE 19970  
302-537-4559

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DUFFIE E. DAWSON**

Notice is given that Eric P. Dawson, whose address is 10513 N. Union Church Road, Lincoln, DE 19960, was on December 21, 2021 appointed Personal Representative of the estate of Duffie E. Dawson who died on September 13, 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 21st 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; 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 P. DAWSON  
Personal Representative

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

Estate No. 122915  
141064 (1-6,1-13,1-20)

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**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

JOHN DUDLEY & BARBARA DUDLEY  
Huntley Square Condominium  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1273002

ANY UNKNOWN OWNER OF THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1273002, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16546**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273002 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 3341-b-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$76,333 Lib 04699 Fl 038 Unit 3341 B

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1273002 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141095 (1-13,1-20,1-27)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

FLETCHER V & ALICE M MARTIN  
FLETCHER V & ALICE M MARTIN  
ESTATE OF ALICE MARTIN  
ESTATE OF ALICE MARTIN  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7551 ABBINGTON DR, OXON HILL, MD 20745-0000, Parcel No. 12-1283811

ANY UNKNOWN OWNER OF THE PROPERTY 7551 ABBINGTON DR, OXON HILL, MD 20745-0000 Parcel No. 12-1283811, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16547**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1283811 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,800.0000 Sq.Ft. & Imps. River Ridge Estate Lot 37 Blk EYE Assmt \$251,767 Lib 04803 Fl 441

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1283811 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141096 (1-13,1-20,1-27)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

Leonet Outlaw  
Holly Hill Condominium  
Holly Hill Condominium  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528562

ANY UNKNOWN OWNER OF THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528562, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16548**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528562 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7108-unit A-1 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo- Assmt \$42,000 Lib 31897 Fl 297 Unit 7108 A

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0528562 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141097 (1-13,1-20,1-27)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHUKS NWAULU  
MARLOW HEIGHTS  
PROFESSIONAL CENTER  
CONDO  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0483016

ANY UNKNOWN OWNER OF THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0483016, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16549**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0483016 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit K-1 1,927.0000 Sq.Ft. & Imps. Marlow Heights Pro Assmt \$38,700 Lib 43489 Fl 378 Unit K-1

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0483016 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141098 (1-13,1-20,1-27)

**LEGALS**

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

SIMEON & FRANCISCO  
VASQUEZ  
ESTATE OF FRANCISCO  
VASQUEZ  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5604 RANDOLPH ST, HYATTSVILLE, MD 20784-0000, Parcel No. 02-0121277

ANY UNKNOWN OWNER OF THE PROPERTY 5604 RANDOLPH ST, HYATTSVILLE, MD 20784-0000, Parcel No. 02-0121277, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16550**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0121277 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,176.0000 Sq.Ft. & Imps. Villa Heights Lot 35 Blk B Assmt \$224,500 Lib 43555 Fl 140

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 02-0121277 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141099 (1-13,1-20,1-27)

**ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

TEDDY JACKSON & PETER TATCHELL  
Occupant  
Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County  
1301 McCormick Drive  
CO Jared McCarthy  
Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2024 POWHATAN RD, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1906858

ANY UNKNOWN OWNER OF THE PROPERTY 2024 POWHATAN RD, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1906858, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for Prince George's County Civil Division**

**Case No.: CAE 21-16552**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1906858 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9,020.0000 Sq.Ft. & Imps. Raymond M Ager Pro Lot 6 Blk A Assmt \$266,833 Lib 39888 Fl 128

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1906858 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 a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
141101 (1-13,1-20,1-27)

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