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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6320 CLINTON WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 23, 2004, recorded in Liber 21023, Folio 176 among the Land Records of Prince George's County, MD, with an original principal balance of \$50,000.00, 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

FEBRUARY 8, 2022 AT 10:24 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Turchaser 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. 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 neult and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall not be entitled damages for all losses occasioned by the purchaser shall hor purchaser shall hor endities deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from impro

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

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

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

518 WILSON BRIDGE DRIVE UNIT 6719 D2 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Ariel P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded in Liber 23751, Folio 235 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,000.00, and an original interest rate of 8.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St. Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 8, 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 \$7,400.00 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 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

LEGALS____

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E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9401 SHERIDAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850.00, 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 8, 2022 AT 10:20 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase 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 ad-justed 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 respon-sible 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 phys-ical 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, deter-mination 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 348082-3)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1811 TULIP AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007, recorded in Liber 27142, Folio 43 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00, 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

FEBRUARY 8, 2022 AT 10:22 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 ad-ditional 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 phys-ical 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 345536-2)

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

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(1-20,1-27,2-3) 14

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLTON EUGENE DUSTIN SR

Notice is given that Carlton E Dustin Jr, whose address is 1649 Forest Hill Court, Crofton, MD 21114 and Donald Dustin, whose address is 7801 Chestnut Avenue, Bowie, MD 20715, were on November 3, 2021 appointed Co-Personal Representatives of the estate of Carlton Eugene Dustin Sr who died on October 9, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 3rd 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.

CARLTON E DUSTIN JR DONALD DUSTIN 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. 122805 141155 (1-20,1-27,2-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LARRINSER SMITH

Notice is given that Kia D Gilmore, whose address is 9176 Alexis Lane, Waldorf, MD 20603 and Tara L Smith, whose address is 1806 Encore Terrace, Severn, MD 21144, were on October 13, 2021 appointed Co-Personal Representatives of the estate of Mary Larrinser Smith who died on September 2, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 13th day of April, 2022.

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

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

KIA D GILMORE TARA L SMITH 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. 122488 141156 (1-20,1-27,2-3)

141120

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

V.
CANDELARIA CACNAHUARAY CAHUANA Huntcrest 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 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1333632

ANY UNKNOWN OWNER OF THE PROPERTY 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1333632, 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 21-14782

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1333632 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: to the plaintiff in this proceeding:

2,336.0000 Sq.Ft. & Imps. Huntcrest Condomin Assmt \$44,000 Lib 45163 Fl 393 Unit 101 Bldg 7

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Identification Number 12-1333632 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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

V. CHRISTINE YOUNG FROST SUBDIVISION HOA INC. Occupant Unknown Owners

Plaintiff,

v.

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 2934 BUCKTHORN CT, LANHAM, MD 20706-0000, Parcel No. 13-1463223

ANY UNKNOWN OWNER OF THE PROPERTY 2934 BUCK-THORN CT, LANHAM, MD 20706-0000 Parcel No. 13-1463223, 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 21-14787

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1463223 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:

1,500.0000 Sq.Ft. & Imps. Frost Sub Plat 3 Lot 60 Blk A Assmt \$230,800 Lib 41010 Fl 196

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

It is thereupon this 10th 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 newspa-per 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 15th day of March 2022, and re-deem the property with Parcel Identification Number <u>13-1463223</u> 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 Él Amin, Clerk 141131 (1-20, 1-27, 2-3)

LEGALS

v.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

THE ROYAL BALLROOM LLC THE ROYAL BALLROOM 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 13701 OLD JERICHO PARK RD RD, BOWIE, MD 20720-0000, Parcel No. 14-1580745

ANY UNKNOWN OWNER OF THE PROPERTY 13701 OLD JERI-CHO PARK RD RD, BOWIE, MD 20720-0000 Parcel No. 14-1580745, 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 21-14788

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-1580745 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:

5.7700 Acres. & Imps. Assmt \$2,569,400 Map 022 Grid C4 Par 071 Lib 41667 Fl 323

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>14-1580745</u> 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 Él Amin, Clerk <u>141132</u> (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

JOHN E KOHL Occupant Unknown Owners

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

1301 McCormick Drive

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7305 DICKINSON AVE, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2355774

ANY UNKNOWN OWNER OF AVE, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2355774, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, exassigns, or successors in right, title and interest

Defendants.

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

Case No.: CAE 21-14789

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2355774 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:

Ashford & Kell Ys Sub Sq 19 Lots 18.19 4,626.0000 Sq.Ft. & Imps. College Park- Blk E Assmt \$368,867 Lib 16273 Fl 260

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>21-2355774</u> 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 <u>141133</u> (1-20,1-27,2-3)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

JACQUETTE V TYLER 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 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0652495

ANY UNKNOWN OWNER OF THE PROPERTY 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0652495, 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 21-14807

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0652495 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:

10,106.0000 Sq.Ft. & Imps. Forest Manor Lot 12 Blk 5 Assmt \$319,300 Lib 38250 Fl 107

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>06-0652495</u> 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 141139 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

AI J KONG WONG & WEN Y KONG Bedford Towne 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 7985 RIGGS RD, CONDO UNIT: 7985-8, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1886050

ANY UNKNOWN OWNER OF THE PROPERTY 7985 RIGGS RD, CONDO UNIT: 7985-8, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1886050, 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 21-14801

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1886050 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:

Bldg 15 Unit 7 985-8 3,000.0000 Sq.Ft. & Imps. Bedford Towne Cond Assmt \$60,000 Lib 14165 Fl 299 Unit 7985-8

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>17-1886050</u> 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: sin Él Amin, Clerk

CO Jared McCarthy Largo MD 20774 ALL OTHER PERSONS THAT

THE PROPERTY 7305 DICKINSON ecutors, administrators, grantees,

<u>141127</u> (1-20,1-27,2-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

12609 HEMING LANE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Estate of Judith A. Stevens, dated October 10, 2008, and recorded in Liber 30090 at folio 606 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the ad-dress 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 8, 2022

AT 9:30 AM

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

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

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

LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

141119

(1-20, 1-27, 2-3)141162

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

LEGALS

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

6600 FOSTER STREET DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Sonia A. Staples, dated March 18, 2009, and recorded in Liber 30475 at folio 580 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 15, 2022 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer takes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-601413</u>)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(1-27, 2-3, 2-10)141183 McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1212 CHAPELWOOD LANE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Vincent Dawes, dated September 28, 2015, and recorded in Liber 37532 at folio 627 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 15, 2022

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>17-602289</u>)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(1-27, 2-3, 2-10)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 1, 2004, a certain Deed of Trust was executed by Agnes E Jones a/k/a Agnes Edith Crumpton Jones as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s) and was recorded on December 9, 2004, in Book 20862, Page 533 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 31, 2008, and recorded on November 5, 2008, in Book 30120 Page 419 in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on September 8, 2021, was a Borrower has died and the Property is not the principal residence of a least one surviving Borrower and no payment has been made suf-ficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of November 9, 2021. is \$164,983.04; 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 8, and by the Secretary's designation of me as Foreclosure Commissioner notice is hereby given that on February 15, 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

7735 Normandy Road, Commonly known as: Landover, MD 20785

Tax ID: 13-1422302

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

The Secretary of Housing and Urban Development will bid \$164,983.04.

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 \$16,500.00 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 \$16,500.00 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 de-posits, 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 remain-der of the payment and all other costs according with the transfer of der of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Com-missioner 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

LEGALS

THE TOWN OF CAPITOL HEIGHTS FAIR SUMMARY OF CHARTER AMENDMENT RESOLUTION 2022-08

A CHARTER AMENDMENT RESOLUTION TO REQUIRE CERTAIN QUALIFICATIONS AND RESTRICTIONS FOR CANDIDATES FOR ELECTED OFFICE IN THE TOWN OF CAPITOL HEIGHTS

This is to give notice that the Town Council of the Town of Capitol Heights voted to at a Public Hearing held on January 3, 2022 to approve Charter Amendment Resolution 2022-08, a Charter Amendment Resolution to require certain qualifications and restrictions for candidates for elected office in the Town of Capitol Heights. Charter Amendment Resolution 2022-08 will become effective on February 23, 2022, unless twenty percent of the registered voters petition by signature that this Charter Amendment go to a Referendum.

Charter Amendment Resolution 2022-08 will amend the Charter to expressly require that no candidate may run for Town office that has a criminal conviction or has been removed from office, and to forbid holding an appointment to another Town office such as a board or committee. Furthermore, the sponsor herein wishes to require fingerprint and background checks as a condition for nomination to Town office. Finally, this Charter Amendment Resolution mandates that elected officials must maintain domicile in the Town during their term in office.

Charter Amendment Resolution 2022-08 is available for inspection by the public. As a result of the COVID-19 Pandemic, requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to TownClerk@capitolheightsmd.com. A copy of the Charter Amendment Resolution 2022-08 may be sent to you by email. Requests may be made during normal business hours 9:00 a.m. to 5:00 p.m. Monday through Friday.

TOWN COUNCIL OF THE TOWN OF CAPITOL HEIGHTS

LEGALS

BY: ROBIN BAILEY-WALLS, ACTING TOWN CLERK

<u>141114</u>

LEGALS			
ORDER OF PUBLICATION	ORDER OF PUBLICATION		
JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014		
Plaintiff v.	Plaintiff v.		
SAMUEL BURGESS	THE ESTATE, PERSONAL REPRE- SENTATIVE, AND TESTATE AND		
and	INTESTATE SUCCESSORS OF WILLIAM E. GASCH, BELIEVED		
RITA BURGESS	TO BE DECEASED, AND ALL PER- SONS CLAIMING BY, THROUGH,		
and	OR UNDER WILLIAM E. GASCH		
THE STATE OF MARYLAND	and		
and	THE STATE OF MARYLAND		
PRINCE GEORGE'S COUNTY, MARYLAND	and		
And heirs, devisees, personal repre- sentatives, and executors, adminis-	PRINCE GEORGE'S COUNTY, MARYLAND		
trators, grantees, assigns or successors in right, title, interest, un- known owners and any and all per- sons having or claiming to have any interest in the property and prem- ises situate in the County of Prince	And heirs, devisees, personal repre- sentatives, and executors, adminis- trators, grantees, assigns or successors in right, title, interest, un- known owners and any and all per- sons having or claiming to have any		
George's	interest in the property and prem- ises situate in the County of Prince		

Property Address: 0 Brooke Rd, George's Capitol Heights, MD 20743 Property Address: 0 62nd Ave, Hy-Account Number: 18 2047991

LEGALS

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

February 3, 2022

Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 (301) 883-5539

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

REQUEST FOR RELEASE OF FUNDS

On or after February 22, 2022 Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as "Town of Edmonston, Sidewalk Construction, PY 46." The purpose of the project is to construct new sidewalks that will be ADA compliant and connect to main arterials and passages to the neighborhood. The project locations are 51st Avenue from Emerson Street to Buchanan Street; 51st Place from Decatur Street to Crittenden Street; 52nd Place from Emerson Street to Decatur Street; Emerson Street from 51st Avenue to 52nd Place; and 52nd Avenue from Town Hall at 5005 52nd Avenue to the Recreation Center at 5100 Tanglewood Drive Estimated HUD funding is \$113,940. The estimated total project cost is \$117,887.

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. An electronic version of the environmental review record posted temporarily on the HUD Exchange at https://www.onecpd.info/environmental-review/environmental-reviewrecords.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Prince George's County Department of Housing and Community Development by e-mail to lgkruelle@co.pg.md.us. All comments received by February 18, 2022 will be considered by Prince George's County prior to submitting a request for release of funds. Commentators should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

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

OBJECTIONS TO RELEASE OF FUNDS

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

(1-13,1-20,1-27,2-3)

herein. HÛD does not guarantee that the property will be vacant.

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

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

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

Date: January 11 2022

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: KEVIN HILDEBEIDEL Kevin Hildebeidel AIS#121218005 Cohn, Goldberg & Deutsch, LLC 600 Baltimore Avenue, Suite 208 Towson, MD 21204 410-296-2550 khildebeidel@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment again t 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 Thirty-three (33) in Block lettered "C" in the subdivision known as "Section 1, PALMER PARK", as per plat recorded in Plat Book WWW 23 at Plat 62, among the Land Records of Prince George's County, Maryland; being in the 13th Election District of said County. The improvements thereon being known as 7735 Normandy Road.

141159

(1-27,2-3,2-10)

Description: 28,091.0000 Sq. Ft. Map 073 Grid A4 Par 258 Assmt: \$2,800 Liber/Folio: 5526/42 Assessed To: Samuel and Rita Burgess

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00422

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

Property Address: 0 Brooke Rd, Capitol Heights, MD 20743 Account Number: 18 2047991 Description: 28,091.0000 Sq. Ft. Map 073 Grid A4 Par 258 Assmt: \$2,800 Liber/Folio: 5526/42 Assessed To: Samuel and Rita Burgess

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a conv of this Order the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022 warning all persone intersected

2022, warning all persons interested in the said properties to be and ap-pear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered for elocing all will be rendered foreclosing all rights of redemption in this Prop-erty 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, MD

True Copy-Test: Mahasin El Amin, Clerk 141170 (1-27,2-3,2-10) attsville, MD 20784 Account Number: 02 0119453 Description: 26,440 Sq. Ft. Oaklyn Lot 14 Blk E Assmt: \$9,200 Liber/Folio: 3904/343 Assessed To: Gasch William E.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00419

<u>141226</u>

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

Property Address: 0 62nd Ave, Hyattsville, MD 20784 Account Number: 02 0119453 Description: 26,440 Sq. Ft. Oaklyn Lot 14 Blk E Assmt: \$9.200 Liber/Folio: 3904/343 Assessed To: Gasch William E.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the incertion of a conv of this Order

the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022 warning all percent 2022, warning all persons interested in the said properties to be and ap-pear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty 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, MD

True Copy-Test: Mahasin Él Amin, Clerk (1-27,2-3,2-10) 141173

Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

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

NOTICE

Substitute Trustees/

Plaintiffs,

Defendant(s)

VS.

CARRIE M. WARD, et al.

Rockville, MD 20852

vs.

6003 Executive Blvd., Suite 101

ANDREW LEE ROBINSON, JR.

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-01612

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County,

Maryland, that the sale of the prop-

erty mentioned in these proceedings and described as 9631 Reiker Drive,

Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-

fore the 28th day of February, 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 28th day of February, 2022. The report states the purchase price at the Foreclosure sale to be \$336,000.00.

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

(2-3,2-10,2-17)

True Copy—Test: Mahasin El Amin, Clerk

141212

9631 Reiker Drive Upper Marlboro, MD 20774

(2-3)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs.

JUAN RIOS-ESCOBAR ALBA ALVARADO 7705 24th Avenue Hyattsville, MD 20783

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45062

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7705 24th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 28th day of February, 2022, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 28th day of February, 2022. The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141213 (2-3,2-10,2-17)

Proudly Serving Prince George's County Since 1932

ORDER OF PUBLICATION	ORDER OF PUBLICATION	
JOB HERNANDEZ V. Plaintiff	JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014	
CLIFFORD SCOTT HAGER	Plaintiff	
AND	V.	
JOSEPH FRANKLIN HAGER	UNISTAR PROPERTIES, LLC (FORFEITED)	
AND	and	
(All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's	THE STATE OF MARTLAND	
County and known as:)	and	
16931 MATTAWOMAN LANE WALDORF, MARYLAND 20601	PRINCE GEORGE'S COUNTY, MARYLAND	
AND	And heirs, devisees, personal repre- sentatives, and executors, adminis-	
PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY	trators, grantees, assigns or successors in right, title, interest, un- known owners and any and all per- sons having or claiming to have any interest in the property and prem- ises situate in the County of Prince	
AND	George's	
UNKNOWN OWNERS OF THE PROPERTY:	Property Address: 0 Ute Way Account Number: 18 2069102 Description: Lots 72, 73, 74, 75 9,161.0000 sq. ft. Gr Capitol Heights	
16931 MATTAWOMAN LANE WALDORF, MARYLAND 20601	Blk 39 Assmt: \$35,500.00	
The unknown owner's heirs, de- visees, and Personal Representa- tives and their or any of their heirs,	Assessed 10: Unistar Properties LLC	
devisees, executors, administrators, grantees, assigns, or successors in right, title and interest	In the Circuit Court for	
Defendant(s)	The object of this proceeding is to	
In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-16562	secure the foreclosure of all rights of redemption in the following prop- erty in the State of Maryland, County of Prince George's, sold by the Collector of Taxes for the	
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop- erty described below in the State of	State of Maryland to the plaintiff in	
Maryland, sold by the Collector of Taxes for Prince George's County	Property Address: 0 Ute Way	

Property Address: 0 Ute Wa Taxes for Prince George's County Account Number: 18 2069102 and the State of Maryland to the Description: Lots 72, 73, 74, 75 9,161.0000 sq. ft. Gr Capitol Heights Blk 39 All that property in Prince George's Assmt: \$35,500.00 Liber/Folio: 20727/691

Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-

paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022, warning all persons interested

in the said properties to be and ap-

pear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a

Far Ms Acreage, 5.8300 Acres, Assmt \$25,300 Map 164 Grid A3 Par 018 Lib 13317 F1 183, tax account no. Assessed To: Unistar Properties LLC 05-0343590, Deed ref. 13317/00183 and assessed to Joseph F. Hager and The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months Clifford S. Hager. from the date of sale has expired. The Complaint states, among It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for

other things, that the amounts nec-essary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

Plaintiff in this proceeding:

It is thereupon this 18th day of January, 2022, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 11th day of February, 2022, warning all persons interested in the property to appear in this Court by the 22nd day of March, 2022 and redeem the property described above and answer the Complaint or there-

LEGALS

v.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: Forestville To camp Springs, 41,382.0000 Sq. Ft. & Imps., Assmt \$485,000 Map 089 Grid F3 Par 061 Lib 27848 Fl 562, tax account no. 06-0486894, Deed ref. 27848/562 and assessed to Ephesians New Testament Church.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 11th day of February, 2022, warning all persons interested in the property to appear in this Court by the 22nd day of March, 2022 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 141172 (1-27, 2-3, 2-10)

ORDER OF PUBLICATION

JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF RUBY K. EDWARDS, BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER RUBY K. EDWARDS

and

V.

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JAMES F. EDWARDS BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER JAMES F. EDWARDS

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

GRACE W & BOYD RUSSELL JR GRACE W & BOYD RUSSELL JR GRACE W & BOYD RUSSELL JR Cinnamon Ridge Condominium ESTATE OF BOYD RUSSELL JR ESTATE OF BOYD RUSSELL JR 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 107 BIG CHIMNEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1528835

ANY UNKNOWN OWNER OF THE PROPERTY 107 BIG CHIM-NEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1528835, 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 21-14800

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1528835 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:

Condominium Un It 16-4 5,004.0000 Sq. Ft. & Imps. Cinnamon Ridge Con Assmt \$184,000 Lib 04365 Fl 338 Unit 16-4

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>13-1528835</u> 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

LEGALS

tice 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 15th day of March 2022, and redeem the property with Parcel Identification Num-ber <u>21-2315935</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, 141195 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 141138 (1-20,1-27,2-3)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

V.	Р	laintiff,
SURAFEL MANATE L	 &	HAY-
WILSON MINIUM	CC	ONDO-

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 562** WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000, Parcel No. 12-1319219

ANY UNKNOWN OWNER OF THE PROPERTY 562 WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000 Parcel No. 12-1319219, 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 21-14785

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 2-1319219 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:

Condominium Bl Dg 20 Unit 6763 D- 2 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 42247 Fl 129 Unit 6763 D

MECHANIC'S LIEN SALE

2018 CHRYSLER

2C3CCAEGXJH137089 Sale to be held FEBRUARY 19, 2022 10:00 AM on the premises of

COLLISION TOWING 7229 LANDOVER RD HYATTSVILLE MD 20785

(2-3,2-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES VELTINA LANE

Notice is given that Perry Becker, Esquire, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on January 12, 2022 appointed Personal Representative of the estate of Frances Veltina Lane, who died on June 30, 2020 without a will.

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

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative 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.

PERRY BECKER, ESQUIRE Personal Representative

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

Estate No. 118245 (1-27,2-3,2-10) <u>141191</u>

LEGALS

after a Final Judgment will be en-tered 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, MD

True Copy—Test: Mahasin El Amin, Clerk (1-27, 2-3, 2-10)141171

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED I THE ESTATE OF DAPHINE WALL-MURPHY

Notice is given that Donte Harvey, whose address is 10506 Broadleaf Drive, Upper Marlboro, MD 20774 was on January 14, 2022 appointed Personal Representative of the es-tate of Daphine Wall-Murphy, who died on October 15, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of July, 2022.

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

(1) Six months from the date of the decedent's death, except if the 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 ob-tained from the Register of Wills.

DONTE HARVEY Personal Representative

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

Estate No. 123279

(1-27,2-3,2-10)

141189

erty 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, MD

True Copy—Test: Mahasin El Amin, Clerk <u>141174</u> (1-27,2-3,2-10)

ORDER OF PUBLICATION

DARNELLE BROWN Plaintiff

V.

EPHESIANS NEW TESTAMENT CHURCH SERVE ON: ANDREW J. LEES, RESIDENT AGENT

AND

M&T BANK f/k/a PROVIDENT BANK SERVE ON: RICHARD S. GOLD, PRESIDENT

AND

SHARON M. COOPER, TRUSTEE

AND

STERLING E. SCHUMAN, JR., TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4301 FORESTVILLE ROAD DISTRICT HEIGHT, MD 20747

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

4301 FORESTVILLE ROAD DISTRICT HEIGHT, MD 20747

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-16581 MAKYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Glenn Hills Rdwy, Temple Hill, MD 20748 Account Number: 06 0477513 Description: 27,582 Sq. Ft. Glenn Hills Lots 9.10 Assmt: \$27,800 Liber/Folio: 3710/416 Assessed To: Edwards James F. and Ruby K.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00421

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

Property Address: 0 Glenn Hills Rdwy, Temple Hill, MD 20748 Account Number: 06 0477513 Description: 27,582 Sq. Ft. Glenn Hills Lots 9.10 Assmt: \$27,800 Liber/Folio: 3710/416 Assessed To: Edwards James F. and Ruby K.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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, MD

True Copy-Test: Mahasin Él Amin, Clerk 141175 (1-27,2-3,2-10)

Clerk of the Circuit Court fo Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk (1-20, 1-27, 2-3)141134

v.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

YAFREISI PERDOMO & LUISA F E HERASME YAFREISI PERDOMO & LUISA F E HERASME NFM, Inc. NFM Lending David Silverman 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 6717 TERRA ALTA DR, LANHAM, MD 20706-0000, Parcel No. 21-2315935

ANY UNKNOWN OWNER OF THE PROPERTY 6717 TERRA ALTA DR, LANHAM, MD 20706-0000 Parcel No. 21-2315935, 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 21-14806

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2315935 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:

7,077.0000 Sq.Ft. & Imps. Good Luck Estates Lot 34 Blk 8 Assmt \$289,367 Lib 41488 Fl 463

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1319219</u> 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 <u>141129</u> (1-20,1-27,2-3)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

BRUCE D. CHATMAN MARILYN Y. CHATMAN 12 Battersea Lane Fort Washington, MD 20744 Defendant(s)

VS.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21091

Notice is hereby given this 12th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12 Battersea Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of February, 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 14th day of February, 2022. The report states the purchase price at the Foreclosure sale to be \$792.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141140 (1-20,1-27,2-3) TOBIN, O'CONNOR & EWING ATTN: Kisha L Woolen 5335 WISCONSIN AVE NW #700 WASHINGTON, DC 20015 200-362-5900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SAMUEL D. STOKES A/K/A SAMUEL STOKES A/K/A SAMUEL DEUVALIA STOKES

Notice is given that Kathleen C. Stokes, whose address is 6412 Riggs Road, Hyattsville, MD 20783, was on January 18, 2022 appointed personal representative of the small estate of Somul D. Stokes 2/k/atate of Samuel D. Stokes a/k/a Samuel Stokes a/k/a Samuel Deu-valia Stokes who died on January 29, 2019 with a will.

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

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

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

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

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

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

KATHLEEN C. STOKES Personal Representative

141216

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

Estate No. 122838

(2-3)

LEGALS		LEGALS		LEGALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	File No. 20-PG-JF-1007
CHRISTOPHER BRUSZNICKI	CHRISTOPHER BRUSZNICKI	CHRISTOPHER BRUSZNICKI	CHRISTOPHER BRUSZNICKI	NANCY L. GRASS	
Plaintiff,	Plaintiff,	Plaintiff,	Plaintiff,	PLAINTIFF,	ORDER OF PUBLICATION
	V.	v.	V.	vs.	Jeffrey Frantz c/o William M. O'Connell, Esqui:
ULIA WHYTE ESTATE OF ORRIN WHYTE	ATMAN OGR INC ATMAN OGR INC	CHUKS NWAULU MARLOW HEIGHTS	ATMAN OGR INC ATMAN OGR INC	RHEBA WINGO	Law Office of William M. O'Connell, LLC
STATE OF ORRIN WHYTE	ATMAN OGR INC	PROFESSIONAL CENTER CONDO	ATMAN OGR INC	and	124 South Street, Suite 4
Occupant Jnknown Owners	Occupant Unknown Owners	Occupant Unknown Owners	Occupant Unknown Owners	ESTATE OF MELVIN F. WINGO	Annapolis, MD 21401 Tel. (410) 230-1800,
nd (for Maryland Annotated Code	And (for Maryland Annotated Code	And (for Maryland Annotated Code	And (for Maryland Annotated Code	and	Plain vs.
4-836(b)(1)(v) purposes only)	14-836(b)(1)(v) purposes only)	14-836(b)(1)(v) purposes only)	14-836(b)(1)(v) purposes only)		Vernon L. Owens, and
rince Georges County	Prince Georges County	Prince Georges County	Prince Georges County	FIRTS GENERAL MORTGAGE COMPANY	Prince George's County, Maryla
301 McCormick Drive CO Jared McCarthy	1301 McCormick Drive CO Jared McCarthy	1301 McCormick Drive CO Jared McCarthy	1301 McCormick Drive CO Jared McCarthy	and	And
argo MD 20774	Largo MD 20774	Largo MD 20774	Largo MD 20774		All other persons having or cla
ALL OTHER PERSONS THAT	ALL OTHER PERSONS THAT	ALL OTHER PERSONS THAT	ALL OTHER PERSONS THAT	PRINCE GEORGE'S COUNTY, MARYLAND	ing to have an interest in the pr
IAVE OR CLAIM TO HAVE ANY NTEREST IN THE PROPERTY	HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY	HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY	HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY		erty situate and lying in Pri George's County and known as
001 EAST RIDGE RD, ACCO-	9710 THORNCREST DR, FORT	4700 STAMP RD, CONDO UNIT: L-	9708 THORNCREST DR, FORT	and	5
EEK, MD 20607-0000, Parcel No. 5-0406199	WASHINGTON, MD 20744-0000, Parcel No. 05-3414695	1, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0483024	WASHINGTON, MD 20744-0000, Parcel No. 05-3414687	All unknown owners of the prop- erty and any person having or	6917 Crafton Ln Clinton, MD 20735
				claiming to have an interest in the	Legal Description: 10,013 SQ F
ANY UNKNOWN OWNER OF THE PROPERTY 3001 EAST RIDGE	ANY UNKNOWN OWNER OF THE PROPERTY 9710 THORN-	ANY UNKNOWN OWNER OF THE PROPERTY 4700 STAMP RD,	ANY UNKNOWN OWNER OF THE PROPERTY 9708 THORN-	property known as: 9102 Utica Place, Upper Marlboro, MD 20774,	Imps. Crestview Manor Lot 18 B
CD, ACCOKEEK, MD 20607-0000	CREST DR, FORT WASHINGTON,	CONDO UNIT: L-1, TEMPLE	CREST DR, FORT WASHINGTON,	Lot numbered seven (7) in Block let-	Account ID: 09-0858985 Deed Ref.: 36378/615
Parcel No. 05-0406199, the unknown owner's heirs, devisees, and per-	MD 20744-0000 Parcel No. 05- 3414695, the unknown owner's	HILLS, MD 20748-0000 Parcel No. 06-0483024, the unknown owner's	MD 20744-0000 Parcel No. 05- 3414687, the unknown owner's	tered "H"in the subdivision known as "PLAT THREE, SPRINGDALE",	Assessed to: Owens, Vernon L.,
sonal representatives and their or any of their heirs, devisees, execu-	heirs, devisees, and personal repre- sentatives and their or any of their	heirs, devisees, and personal repre- sentatives and their or any of their	heirs, devisees, and personal repre- sentatives and their or any of their	as per plat thereof recorded in Plat Book WWW 22 at Plat No. 28,	Defend
ors, administrators, grantees, as-	heirs, devisees, executors, adminis-	heirs, devisees, executors, adminis-	heirs, devisees, executors, adminis-	among the land records of Prince	In the Circuit Court for
signs, or successors in right, title	trators, grantees, assigns, or succes- sors in right, title and interest	trators, grantees, assigns, or succes- sors in right, title and interest	trators, grantees, assigns, or succes- sors in right, title and interest	George's County, Maryland	Prince George's County, Maryl
Defendants.	Defendants.	Defendants.	Defendants.	DEFENDANTS.	Case Number: CAE 21-1478
In the Circuit Court for Prince George's County	In the Circuit Court for Prince George's County	In the Circuit Court for Prince George's County	In the Circuit Court for Prince George's County	In the Circuit Court for	The object of this proceeding i secure the foreclosure of all right
Civil Division	Civil Division	Civil Division	Civil Division	Prince George's County, Maryland Case No.: CAE 22-00429	redemption in the following pr erty, situate in Prince Geor
Case No.: CAE 21-16554	Case No.: CAE 21-16557	Case No.: CAE 21-16558	Case No.: CAE 21-16553	The object of this proceeding is to	County and described as:
The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	The object of this proceeding is to secure the foreclosure of all rights of	secure the foreclosure of all rights of	6917 Crafton Ln, Clinton, N
edemption in the following prop-	redemption in the following prop-	redemption in the following prop-	redemption in the following prop-	redemption in the following prop- erty, lying and being in the Prince	20735
rty Parcel Identification Number 5-0406199 in Prince George's	erty Parcel Identification Number 05-3414695 in Prince George's	erty Parcel Identification Number 06-0483024 in Prince George's	erty Parcel Identification Number 05-3414687 in Prince George's	George's County, Maryland and sold by the Office of Finance, Col-	Legal Description: 10,013 SQ F
County, sold by the Collector of Taxes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	lector of Taxes of said State and County to the Plaintiff in this pro-	Imps. Crestview Manor Lot 18 B Account ID: 09-0858985
County and the State of Maryland of the plaintiff in this proceeding:	County and the State of Maryland to the plaintiff in this proceeding:	County and the State of Maryland to the plaintiff in this proceeding:	County and the State of Maryland to the plaintiff in this proceeding:	ceeding.	Deed Ref.: 36378/615 Assessed to: Owens, Vernon L.
	2.1400 Acres. Jackson Estates Lot	Unit L-1 1,927.0000 Sq.Ft. &	2.2300 Acres. Jackson Estates Lot	Account No.: 20-2279081	The Complaint states, am
Fract 7 Cactus hill I Acreage 5.8200 Acres. & Imps. Assmt	3 Assmt \$33,033 Lib 20865 Fl 210	Imps. Marlow Heights Pro	2 Assmt \$33,300 Lib 20865 Fl 210	Known as: 9102 Utica Place, Upper Marlboro, MD 20774	other things, that the amounts
6473,633 Map 150 Grid D1 Par 081 Lib 15867 Fl 437	The complaint states, among other	Assmt \$37,100 Lib 43489 Fl 378 Unit L-1	The complaint states, among other	The Complaint states, among other	essary for redemption have not b paid, although more than six
	things, that the amounts necessary for redemption have not been paid.		things, that the amounts necessary for redemption have not been paid.	things, that the amounts necessary	months from the date of sale has pired.
The complaint states, among other hings, that the amounts necessary	1 1	The complaint states, among other things, that the amounts necessary	1 I	for redemption have not been paid. It is thereupon this 18th day of Jan-	It is thereupon this 18th day January, 2022, by the Circuit C
or redemption have not been paid.	It is thereupon this 18th day of January, 2022, by the Circuit Court	for redemption have not been paid.	It is thereupon this 18th day of January, 2022, by the Circuit Court	uary, 2022, by the Circuit Court for Prince George's County, Maryland	for Prince George's County;
It is thereupon this 18th day of anuary, 2022, by the Circuit Court	for Prince Georges County, That no- tice be given by the insertion of a	It is thereupon this 18th day of January, 2022, by the Circuit Court	for Prince Georges County, That no- tice be given by the insertion of a	ORDERED, that notice be given by the insertion of a copy of this Order	ORDERED, that notice be g by the insertion of a copy of
or Prince Georges County, That no-	copy of this order in some newspa-	for Prince Georges County, That no-	copy of this order in some newspa-	in some newspaper having a gen-	Order in a newspaper having a eral circulation in Prince Geor
ice be given by the insertion of a opy of this order in some newspa-	per having a general circulation in Prince George's County once a	tice be given by the insertion of a copy of this order in some newspa-	per having a general circulation in Prince George's County once a	eral circulation in Prince George's County once a week for 3 successive	County once a week for three
er having a general circulation in	week for 3 successive weeks, warn- ing all persons interested in the	per having a general circulation in	week for 3 successive weeks, warn- ing all persons interested in the	weeks warning all persons inter-	cessive weeks, before the 11th d February, 2022, warning all per
rince George's County once a veek for 3 successive weeks, warn-	property to appear in this Court by	Prince George's County once a week for 3 successive weeks, warn-	property to appear in this Court by	ested in the property to appear in this Court by the 22nd day of	interested in the said properti
ng all persons interested in the property to appear in this Court by	the 22nd day of March 2022, and re- deem the property with Parcel Iden-	ing all persons interested in the property to appear in this Court by	the 22nd day of March 2022, and re- deem the property with Parcel Iden-	March, 2022 and to redeem the property and answer the Com-	be and appear in this Court by 22nd day of March, 2022 and

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 22nd day of March 2022, and redeem the property with Parcel Iden-tification Number <u>05-0406199</u> 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

True Copy—Test: (1-27,2-3,2-10) Mahasin El Amin, Clerk 141166

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

ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and re-

deem the property with Parcel Iden-tification Number 06-0483024 and answer the complaint or thereafter

(1-27,2-3,2-10)

ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and redeem the property with Parcel Iden-tification Number <u>05-3414687</u> 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 <u>141167</u> (1-27,2-3,2-10)

True Copy—Test: Mahasin El Amin, Clerk 141168

brances.

February, 2022, warning all persons rebruary, 2022, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of March, 2022 and re-deem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclos-ing all rights of redomption in this ing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk

<u>141169</u> (1-27,2-3,2-10)

141163 (1-27,2-3,2-10)

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deem the property with Parcel Iden-tification Number <u>05-3414695</u> 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

141165

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDRICK DOUGLAS HOOKS

Notice is given that Keisha Hooks, whose address is 1208 Nye Street, Capitol Heights, MD 20743, was on July 14, 2021 appointed personal representative of the small estate of Fredrick Douglas Hooks, who died on June 19, 2021 without a will.

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

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

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

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

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

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

KEISHA HOOKS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 121534 141218 (2-3)

LEGALS

Paulette Lundy The Lundy Law Group LLC 5850 Waterloo Road Ste. 140 Columbia, Maryland 21045 410-405-7996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GODFREY MAYNOR SR.

Notice is given that Vernon Maynor, whose address is 105 Wil-lowbrook Drive, North Brunswick, NJ 08902, and Godfrey Maynor Jr,whose address is 10702 Lock-ridge Drive, Silver Spring, MD 20904 were on January 13, 2022 appointed Co-Personal Representa-tives of the estate of Godfrey Maynor Sr., who died on May 31, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-per sonal 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-per-(2) two months after the co-per-sonal representatives mails or oth-erwise 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.

VERNON MAYNOR GODFREY MAYNOR JR. 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. 123312 141190 (1-27,2-3,2-10) LORENZO RANDLE, ESQUIRE 6411 Ivy Lane Suite 202 Greenbelt, Maryland 20770 301-446-2170

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILSON JOSEPH THOMAS, JR.

Notice is given that Audrey L. Thomas, whose address is 13905 Mt. Oak Court, Bowie, MD 20721, was on December 3, 2021 appointed per-sonal representative of the small estate of Wilson Joseph Thomas, Jr., who died on August 24, 2021 without a will.

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

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

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

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

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

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

AUDREY L. THOMAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123206 141217 (2-3)

Ferguson Evans, Esq. 601 Pennsylvania Ave NW Suite 900 South Bldg Washington, DC 20004 202-467-5550

property and answer the Com-plaint, or thereafter a Final Judg-ment will be entered foreclosing all

rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encum-

MAHASIN EL AMIN

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETTA LOUISE FOSTER

Notice is given that Norris Foster, whose address is 903 Sharma St., Capitol Heights, MD 20743, was on January 21, 2022 appointed Personal Representative of the estate of Etta Louise Foster, who died on October 11, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2022.

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

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

NORRIS FOSTER Personal Representative

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

141220

Estate No. 123158 (2-3,2-10,2-17)

Donald B. Robertson Handler & Levine, LLC 4520 East West Highway, Suite 700 Bethesda, Maryland 20814 240-743-2397

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD KOSS

Notice is given that Deborah K. Chasanow, whose address is c/o Donald B. Robertson, 4520 East West Highway, Suite 700, Bethesda, Maryland 20814, was on January 19, 2022 appointed Personal Representative of the estate of Howard Koss who died on November 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of July, 2022.

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

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

DEBORAH K. CHASANOW Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123576 141219 (2-3,2-10,2-17)

LEGALS

(1-27,2-3,2-10)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6978 MAYFAIR TERRACE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 15, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

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

4012 ENDERS LN. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007, recorded in Liber 29734, Folio 392 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,000.00, 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

FEBRUARY 15, 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 \$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 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 shall not be entitled to any surplus proceeds resulting from said resale even and purchaser shall not be entitled to any surplus proceeds resulting from said effaulted purchaser shall have no further liability. The defaulted purchaser shall not be enti

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

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

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

(1-27,2-3,2-10) 141178

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

4009 CROYDON LN. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated May 25, 2017, recorded in Liber 39686, Folio 342 among the Land Records of Prince George's County, MD, with an original principal balance of \$313,824.00, 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 15, 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 \$31,000 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 ESENCE 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 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 asser shall have no further liability. The defaulted purchaser shall have no furth

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

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

Substitute Trustees

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

(1-27,2-3,2-10)

141176

(1-27, 2-3, 2-10)

LEGALS



<u>141161</u>

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

7029 MIGLIORI CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 31, 2000, recorded in Liber 13867, Folio 480 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,914.00, 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 8, 2022 AT 10:28 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They 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. 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 shall no settle within the days of ratification, subject to order of court, purchaser shall no event will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall no event settle within the 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 purcha

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

700 QUARRY AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 14, 2007, recorded in Liber 29072, Folio 309 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,000.00, 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

FEBRUARY 15, 2022 AT 10:44 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 \$20,000 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. Theruchaser 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 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 asses of all losses occasioned by the purchaser shall not be entitled to amy erosponse to the explication, 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 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 purc

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

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

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

7405 GARRISON RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated November 20, 2006, recorded in Liber 26900, Folio 36 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,000.00, 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

FEBRUARY 15, 2022 AT 10:46 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 \$17,000 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 perior 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 agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the 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 shall have

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

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

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

(1-20,1-27,2-3) 141179

(1-27,2-3,2-10) 141180

141125

Robert E. Richards

11253-B Lockwood Drive

Silver Spring, MD 20901

301-593-6220

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Evelyn

Lozano, whose address is 3709 Kennedy Place, Hyattsville, MD 20782, was on January 11, 2022 ap-

pointed Personal Representative of the estate of Nelson Roberto Lozano, who died on September 3,

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

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

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the

decedent's death, except if the dece-dent 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

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

other delivery of the notice.

EVELYN LOZANO

Personal Representative

the following dates:

2021 without a will.

July, 2022.

IN THE ESTATE OF NELSON ROBERTO LOZANO

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALENCIA R PULLEY

Notice is given that Tammy Ed-wards, whose address is 3922 Woodreed Drive, Brandywine, MD 20613, was on January 5, 2022 ap-pointed Personal Representative of the estate of Valencia R Pulley who died on December 10, 2021 with a

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 2022.

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

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

TAMMY EDWARDS Personal Representative

CERETA A. LEE	
REGISTER OF WII	lls For
PRINCE GEORGE'S	s County
P.O. Box 1729	
UPPER MARLBOR	o, MD 20773-1729
	Estate No. 123407
141154	(1-20.1-27.2-3)

LEGALS

Plaintiff,

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v. NICOLE DONALD NICOLE DONALD FEDERAL CONSTELLATION CREDIT UNION FEDERAL CONSTELLATION CREDIT UNION RAYMOND HERSCHIHAL Brookside Park Condominium, Inc. Brookside Park Condominium, Inc. Occupant Unknown Owners

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY DARWIN ANDREWS

Notice is given that Piper An-drews, whose address is 6119 Silver Leaf Lane, District Heights, MD 20747, was on January 12, 2022 appointed Personal Representative of the estate of Anthony Darwin An-drews, who died on December 21, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of July, 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 under-signed, 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 ob-tained from the Register of Wills.

PIPER ANDREWS Personal Representative

CERETA A. LEE REGISTER OF WILLS I PRINCE GEORGE'S CO P.O. BOX 1729 UPPER MARLBORO, N	DUNTY
E	state No. 123475
141158	(1-20,1-27,2-3)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI Plaintiff, v. BEAUTY B (LE) DUNN BEAUTY B DUNN (LE) BEAUTY B (LE) DUNN NATASHAL SUBER & SCARLET R DUNN NATASHA L SUBER & SCARLET R DUNN NATASHA L SUBER & SCARLET R DUNN

BRIDGE CONDO-

JASON RUBEN 300 E Lombard Street, Suite 840

LEGALS

Baltimore, MD 21202 240-641-8572

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSALIND ELAHI**

Notice is given that Wendy Paris, whose address is 82 Aberdeed Drive, Kearneysville, WV 25430, was on January 5, 2022 appointed Personal Representative of the estate of Rosalind Elahi who died on June 19, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 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 under-signed 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 other delivery of the notice.

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

WENDY PARIS Personal Representative

v.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122029 (1-20,1-27,2-3) 141153

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

Terrence McKinley Terrence McKinley Terrence McKinley Carrollan Gardens Condo Assoc. Carrollan Gardens Condo Assoc. Carrollan Gardens Condo Assoc. Occupant Unknown Owners

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HENRY F. LONG, III a/k/a Jack Long

Notice is given that Jennifer Rae Kelly, whose address is 3508 King William Drive, Olney, MD 20832, was on January 5, 2022 appointed Personal Representative of the estate of Henry F. Long, III a/k/a Jack Long who died on November 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 2022.

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

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

JENNIFER RAE KELLY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123268 <u>141152</u>

(1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

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

14-836(b)(1)(v) purposes only)

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

4524 RHODE ISLAND AVE,

BRENTWOOD, MD 20722-0000,

ANY UNKNOWN OWNER OF

THE PROPERTY 4524 RHODE IS-

LAND AVE, BRENTWOOD, MD

20722-0000 Parcel No. 17-1965268,

the unknown owner's heirs, de-

visees, and personal representatives

and their or any of their heirs, de-

visees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince Georges County

1301 McCormick Drive

CO Jared McCarthy

Parcel No. 17-1965268

right, title and interest

Largo MD 20774

Jenna L. Cohen, Esq. Cohen Elder Law, LLC PO Box 523 Lutherville, Maryland 21094

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUTHER M. SLIFER

Notice is given that Mathew R. Slifer, whose address is 515 Rita Drive, Odenton, MD 21113, was on January 14, 2022 appointed Personal Representative of the estate of Luther M. Slifer, who died on October 30, 2021 without a will.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of July, 2022.

the following dates:

decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; 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 claims within two months from the mailing or other delivery of the notice.

thereafter. Claim forms may be obtained from the Register of Wills.

MATHEW R. SLIFER Personal Representative

Cereta A. Le Register Of Prince Geor P.O. Box 1729 Upper Marli	Wills For ge's County	P.O. Box 172	Wills For rge's County
141188	Estate No. 123319 (1-27,2-3,2-10)	141157	Estate No. 123275 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

KENDRA N SCARBOROUGH Department of Housing and Urban Dev.

Department of Housing and Urban

Dev. G. Tommy Bastian Ruth Ruhl

410-648-4050 NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal representative mails or otherwise

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI Plaintiff, v. MELWOOD PARKE FOUNDA-

TION INC MELWOOD PARKE FOUNDA-TION INC MELWOOD PARK HOMEOWN-ERS ASSOCIATION, INC.

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 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1320043

ANY UNKNOWN OWNER OF THE PROPERTY 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000 Parcel No. 12-1320043, 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 21-14784

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1320043 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:

Condominium Bl Dg 21 Unit 6785 B- 1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 38748 FI 163 Unit 6758 B

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1320043</u> 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 141128 (1-20, 1-27, 2-3) Unknown Owners

WILSON

MINIUM

Occupant

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 522 WILSON BRIDGE DR, CONDO UNIT: 6723 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1317585

ANY UNKNOWN OWNER OF THE PROPERTY 522 WILSON BRIDGE DR, CONDO UNIT: 6723 B-1, OXON HILL, MD 20745-0000 Parcel No. 12-1317585, 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 21-14786

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1317585 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:

13 Unit 6 723 B-1 Bldg 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$60,667 Lib 00000 Fl 000 Unit 6723 B

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1317585</u> 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 141130 (1-20, 1-27, 2-3)

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 5404 85TH AVE, CONDO UNIT: 201, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2239804

ANY UNKNOWN OWNER OF THE PROPERTY 5404 85TH AVE, CONDO UNIT: 201, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2239804, 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 21-16555

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property Parcel Identification Number 20-2239804 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 5404-201 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens Assmt \$43,000 Lib 41956 Fl 076 Unit 201

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

It is thereupon this 18th 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 22nd day of March 2022, and redeem the property with Parcel Identification Number <u>20-2239804</u> 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 141164 (1-27,2-3,2-10)

Occupant Unknown Owners And (for Maryland Annotated Code

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 10908 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1710607

ANY UNKNOWN OWNER OF THE PROPERTY 10908 OLD MARLBORO PIKE, UPPER MARL-BORO, MD 20772-0000 Parcel No. 15-1710607, 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 21-14802

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 15-1710607 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 Parcel 51 M Erger 11/1/05 4.0000 Acres. & Imps. Assmt \$321,867 Map 100 Grid B2 Par 051 Lib 34251 Fl 190

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>15-1710607</u> 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.

	Clerk o	AHASIN EL AMIR of the Circuit Cou orge's County, M	rt for
_	_	_	

True Copy—Test: Mahasin El Amin, Clerk 141136 (1-20, 1-27, 2-3)

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 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000, Parcel No. 12-1362367

ANY UNKNOWN OWNER OF THE PROPERTY 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000 Parcel No. 12-1362367, 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 21-14781

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1362367 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

Lot 20 & N Ha Lf Of 21 11,250.0000 Sq.Ft. & Imps. Forest Heights Blk 106 Assmt \$357,833 Lib 40699 Fl 414

to the plaintiff in this proceeding:

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1362367</u> 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 141126 (1-20, 1-27, 2-3)

Prince George's County Civil Division Case No.: CAE 21-14805 The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1965268 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the pointific this proceeding.

Defendants.

Lts 34.35 (sma 05/17/94 Cm To R 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

to the plaintiff in this proceeding:

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>17-1965268</u> 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 Él Amin,	Clerk
141137	(1-20,1-27,2-3)



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CITY OF SEAT PLEASANT

Notice to fill Vacancy-Mayor

In accordance with the City of Seat Pleasant City Charter:

§ C-401 Qualifications of Mayor

The mayor must have resided in Seat Pleasant for at least one year immediately preceding his election and shall have been a qualified regis-tered voter of the City for one year. The mayor shall maintain a permanent residence in the city during the term of office. The minimum age for the mayor shall be eighteen years of age.

The City of Seat Pleasant has a vacancy for the Office of the Mayor. Any resident that meets the above criteria and desires to be a candidate for the mayor position shall submit their letter of interest, resume and registered voter petitions, which shall include the names and signatures of at least twenty (20) registered voters in the City of Seat Pleasant to the Office of the City Clerk by 5:00p.m., Tuesday March 15, 2022. There will be NO EXCEPTIONS!

You may submit your letter of interest, resume, and petition electronically to dlanham@seatpleasantmd.gov or in person at Seat Pleasant City Hall:

6301 Addison Rd.	
Seat Pleasant, MD 20743	

141228 (2-3, 2-10)

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: 02/15/2022

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

2013	CHRYSLER	200	1C3CCBAB5DN764889
2007	NISSAN	FRONTIER	1N6AD07W77C416524

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

JTHKD5BH5D2155990 2013 LEXUS CT200H DC EP0770

JD TOWING 2817 RITCHIE RD FORESTVILLE MD 20747 201_067_0739

30	Τ-	9	0/	-0	1	3

2002	TOYOTA	CAMRY			4T1BE32K72U064392
1996	TOYOTA	CAMRY			4T1BF12KXTU135006
2008	FORD	TAURUS	VA	YYZ8049	1FAHP25W28G162387
1986	OLDSMOBILI	E CUTLASS	VA	4902DX	1G3GR47A9GP300972
		SUPREME			
2003	FORD	EXPLORER	MD	5ED3114	1FMDU75W33ZA59941
2008	FORD	EXPEDITION	DC	GI4897	YV1RH592X62510185
		MAX			
2006	CHRYSLER	TOWN & COU	NTRY		2C8GP64L53R274613
2000	FLEETWOOD	D PROWLEER -	RV		1EC2X272XY5336724
	ENTERPRIS	E			
2008	FORD	F-150			1FTRX12W18FB40772

LEGALS

The City of Glenarden is inviting proposals for lobbying and advocacy service that develops a network of federal, state, and local government parties that can assist the city with maneuvering matters regarding government, appropriations, and grants. The City of Glenarden looks to hire a firm for a 1-Year engagement.

Responses Due: February 11th, 2022

Send proposals to:

Jordan McClung, Executive Assistant, 8600 Glenarden Parkwav Glenarden, Maryland 20706 or by email to: jmcclung@cityofglenarden.org

Goal for Advocacy & Lobbying Services:

The City is looking for a firm that can effectively create partnerships within the state that align with the city's objectives and funding matters. The City also hopes to foster private partnerships as well as public partnerships to assist the city with reaching its objectives and appropriation goals. The City, with the assistance of the prospective firm, would like to attract private capital to help with infrastructure investment. The City of Glenarden expects to have a firm that has experience with garnering support from MD State government officials and can represent the city adequately in Annapolis.

141225

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: 02/15/2022

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

2010 HYUNDAI ELANTRA VA WTG8818 KMHDU4AD0AU184831 1996 HONDA ACCORD 1HGCD5627TA067010 1981 CADILLAC ELDORADO MD 3CE7242 1G6AL57N9BE650660

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

2009	PONTIAC	G6		MD	6DZ9925
2005	CHEVROLE	I SUBURBAN	MD	3EC1928	3GNFK16Z25G116715
2009	DODGE	CALIBER			1B3HB48A59D198051
1998	DODGE	RAM	VA	UWP8935	1B7HC16X3WS646389
2005	VOLVO	XC70	VA	3638JR	YV1SZ592651176210

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

2005 FORD VA UGC2316 1FAFP25115G108635 500

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/18/2022. 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#9677, 2003 CADILLAC VIN# 1G6DM57NX30129455 ROWE AUTOBODY 4426-E BEECH RD TEMPLE HILLS

(2-3)

LOT#9738, 2017 NISSAN VIN# 3N1CN7AP5HL877538 FESKOLA DISCOUNT AUTO RE-PAIRS 300 ARUNDEL CORPORATE RD GLEN BURNIE

LOT#9740, 2016 MERCEDES-BENZ VIN# WDDHF6HB5GB250994 HILLTOP AUTOMOTIVE 587 RITCHIE RD CAPITOL HEIGHTS

LOT#9749, 1995 LEXUS VIN# IT8UF22EXS0005082 PATRICK & SONS AUTO REPAIR 9401 LANHAM SEVERN RD LANHAM

LOT#9812, 1985 SCHULT MOBILE HOME VIN# 7014540CE204092 MAGNOLIA ESTATES MHC, LLC 1 LAKE AVE EDGEWOOD

LOT#9821, 1993 SKYLINE MOBILE HOME VIN# 2F100310F RANCHO ESTATES MHC, LLC 46 VALLEY BOTTOM RD ABERDEEN

LOT#9823, 2000 REDMOND MO-BILE HOME VIN# 12235859 RANCHO ESTATES MHC, LLC 46 VALLEY BOTTOM RD ABERDEEN

LOT#9824, 1967 WICK'S MOBILE HOME VIN# 11342-11271 NORTHHAVEN MHC, LLC 13740 PENNSYLVANIA AVE HEGERSTOWN

LOT#9931, 2018 KIA VIN# 5XYPKDA59JG413962 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9932, 2013 FORD VIN# 1FADP5BU4DL544098 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9933, 2019 NISSAN VIN# 1N4BL4CV3KC208055 PASSPORT NISSAN 5000 AUTH WAY MARLOW HEIGHTS

LOT#9934, 2018 FORD VIN# 1FADP3K27JL300363 AUTO COLLISION CRAFTSMEN INC

7865 CESSNA AVE GAITHERSBURG

LOT#9935, 2011 TOYOTA VIN# 5TFUM5F17BX017536 CLINTON CITGO 9100 PISCATAWAY RD CLINTON

LOT#9936, 2018 CHEVROLET VIN# 2G1125S32J9142529 CLINTON CITGO 9100 PISCATAWAY RD CLINTON

LOT#9939, 2016 SUBARU VIN# JF1VA1L6XG9824205 ID AUTO CARE 7622 MARLBORO PIKE FORESTVILLE

LOT#9940, 2013 BMW VIN# WBA3A9C54DF476550 CHRIS'S FOREIGN & DOMESTIC 201 N. BRIDGE ST ELKTON

LOT#9941, 2017 NISSAN VIN# 1N6BA1F47HN544156 OURISMAN NISSAN 3516 FORT MEADE RD LAUREL

LOT#9942, 2015 KIA VIN# 5XYKW4A76FG634393 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9946, 2011 HYUNDAI VIN# KMHHU6KH2BU047082 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9943, 2013 KIA VIN# 5XXGN4A72DG172585 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9944, 2015 KIA

<u>141229</u>

NOTICE

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

v.

Alfred J. Szczerbicki, Esquire, Personal Representative for the Estate of Kimberlyn D. Trice 1211 Blue Wing Terrace Upper Marlboro, MD 20774 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12131

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of February, 2022, provided a copy of this notice be pub-lished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of February, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$357,000.00. The property sold herein is known as 1211 Blue Wing Terrace, Upper Marlboro, MD 20774.

Mahasin Él Amin, Clerk			
<u>17)</u>			

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

NOTICE

Charles E. Walton, Esquire, Personal Representative for the Estate of Linda K Harper 2208 Green Ginger Ĉircle Accokeek, MD 20607

Defendant In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 17-39092

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of February, 2022, pro-vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of February, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$521,191.20. The property sold herein is known as 2208 Green Ginger Circle, Accokeek, MD 20607.

MAHASIN				
Clerk of the Circuit Court				
Prince George'	s County, MD			
True Copy—Test:				
Mahasin Él Amin, Clerk				
141214	(2-3,2-10,2-17)			

True Copy—Test: Mahasin El Amin, Clerk

141211 (2-3,2-10,2-17)

ROGUE MD 3AP7411 JN8AS5MV5CW375891 2012 NISSAN 2006 CHRYSLER 300 MD 2DSG91 2C3KA53GX6H240547 EXPEDITION MD 4DB1009 1FMFK20538LA46214

(2-3)

Call 301-627-0900 for a quote.

NOTICE

Laura H.G. O'Sullivan, et al., SYLVESTER W. GREEN 5710 Junipertree Lane Capitol Heights, MD 20743-6318

Defendant(s)

Substitute Trustees

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

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

SHIRLEY YVETTE MCSWAIN-

vs

GREEN

2008 FORD

<u>141227</u>

(2-3)

Civil Action No. CAEF 21-12168

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5710 Junipertree Lane, Capitol Heights, MD 20743-6318, made and represented by Je-remy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or be-fore the 28th day of February, 2022, next, provided a copy of this NO-TICE be inserted in some newspa-per published in said County once in each of three successive weeks before the 28th day of February, 2022, next.

The Report of Sale states the amount of the sale to be Two Hun-dred Fifty Thousand Two Hundred Dollars (\$250,200.00)

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

LEGALS

Substitute Trustees Plaintiffs VS.

Chrishana C. Walker aka Chrishana Calita Walker

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

CIVIL NO. CAEF 19-01279

ORDERED, this 27th day of January, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4002 73rd Avenue, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, Substitute unless cause to the contrary thereof be shown on or before the 28th day of February, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of February, 2022, next. The report states the amount of sale to be \$262,000.00.

MAHASIN EL AMIN

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

141221 (2-3,2-10,2-17)

LOT#9921, 1982 BENETEAU 42' BOAT USCG# 656961 HIN# BEY000960482 BOAT NAMED: EN CHARRETTE HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING

LOT#9923, 1993 FORD VIN# 1FDKE37G5PHA44596 THOMAS L KAISER JR 36000 OLD CHAPTICO WHARF RD CHAPTICO

LOT#9925, 1999 TOYOTA VIN# JT3HN86R5X0252589 STOUFFER'S AUTOMOTIVE LLC 17810 BROADFORDING RD HAGERSTOWN

LOT#9926, 1966 FORD VIN# 6T07C232030 ETHAN'S AUTOMOTIVE 8517 WLAKER MILL RD CAPITOL HEIGHTS

LOT#9927, 2018 FORD VIN# 3FA6P0LUXJR242113 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9928, 2005 FORD VIN# 1FMYU93155KE00479 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9929, 2017 KIA VIN# KNDJN2A22H7419231 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9930, 2012 FORD VIN# 1FAHP3H2XCL478554 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

VIN# 5XXGM4A71FG380494 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9962, 2006 BMW VIN# WBAHN83506DT28088 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9963, 2012 HYUNDAI VIN# KMHEC4A46CA047484 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9964, 2001 ISUZU VIN# JACDJ58X017J04511 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9965, 2015 FORD VIN# 3FA6P0K90FR282074 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9966, 2016 KIA VIN# 5XYPGDA33GG163689 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9967, 2017 KIA VIN# KNDJP3A51H7429436 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

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

(2-3,2-10) 141230

The Prince George's Post

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

614 MONTGOMERY STREET LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Cassandra Jackson and Ronald Jackson, dated October 18, 2007, and recorded in Liber 29519 at folio 224 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 22, 2022

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees. Purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for othe and of no effect, and the purchaser shall be responsible for bustitute Trustees. Purchaser shall be responsible for busticated rose for the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

141197

(2-3,2-10,2-17)

141198

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5610 GREEN LEAF ROAD CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 22, 2022

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees. Purchaser shall be responsible for othe deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss of the property.

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(2-3,2-10,2-17) 141199

(2-3,2-10,2-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15105 NORTH BERWICK LANE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7008 EMERSON STREET HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from James A. Poindexter and Karen F. Poindexter, dated January 2, 2008, and recorded in Liber 29651 at folio 186 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 22, 2022

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be borne by the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Sole remedy in law or equity shall be limited to the refund of the property. The purchaser at the foreclosure sale shall be void and of no effect, and the purchaser shall be responsible for othe and for no effect, and the purchaser shall be responsible for bealing physical

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

LEGALS

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

Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7202 LANSDALE STREET

DISTRICT HEIGHTS, MD 20747

LEGALS

802 RACHEL COURT LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 22, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Victoria Elaine Lowery, dated June 27, 2013 and recorded in Liber 35104, Folio 168 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,083.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **FEBRUARY 22, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESENCE. 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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

Under a power of sale contained in a certain Deed of Trust from Mary A. Mitchell, dated December 12, 2008 and recorded in Liber 30307, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,965.00, and an original interest rate of 3.340%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 22, 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 \$25,000.00 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 ex-pressly 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 inci-dental 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

141222

(2-3,2-10,2-17) 141223

(2-3,2-10,2-17) 141224

(2-3,2-10,2-17)

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

15613 PLAID DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated February 10, 2006, recorded in Liber 24636, Folio 633 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,920.00, 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.) or located on Main St.), on

FEBRUARY 23, 2022 AT 10:35 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$17,000 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination 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 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 pur-chaser. Sub Trustees will convey other market blo or insurable title. If they chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 326206-1)

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

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

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

(2-3,2-10,2-17)

<u>141206</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5201 EDGEMERE CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 6, 2015, recorded in Liber 36835, Folio 235 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,500.00, de-fault 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 23, 2022 AT 10:37 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination 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 mination 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 urphaser shall be the purchaser shall not 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 347342-1)

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

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

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

(2-3,2-10,2-17)

141208

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

833 LAKE SHORE DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 30, 2007, recorded in Liber 29347, Folio 613 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, 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 located on Main St.), on

FEBRUARY 23, 2022 AT 10:41 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" con-dition and subject to conditions, restrictions and agreements of record af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$23,000 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 pur-chase money at the current rate contained in the Deed of Trust Note from chase 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 ad-ditional 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible 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 phys-ical 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, deter-mination 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 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 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344567-1)

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

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

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

(2-3.2-10.2-17)

<u>141205</u>

LEGALS

LEGALS

RWW LAW GROUP LLC

6003 Executive Boulevard, Suite 101

Rockville, MD 20852

LEGALS

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

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

4002 91ST AVENUE HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 22, 2022

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603463)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

141196

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

910 FLORES ST. SEAT PLEASANT A/R/T/A CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 16, 1996, recorded in Liber 10615, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,439,00, 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 23, 2022 AT 10:43 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase 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 ad-justed 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 respon-sible 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 phys-ical 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, deter-mination 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 reinstated or paid off the loan prior to the sale. In any such event, this sale 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 pur-chaser. 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 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344881-1)

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

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

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

(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14200 FARNSWORTH LN., UNIT # 301 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 16. 2006, recorded in Liber 25634, Folio 583 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,000,00, 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

FEBRUARY 23, 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 de-scribed as Unit No. 301 and Limited Common Element storage No. 1-29, in Phase 1, in the horizontal property regime known as Phase 1, Normandy Place 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase 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 ad-justed 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 respon-sible 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 phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event this cale 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 pur-chaser. 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 find the tensor of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 353572-1)

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

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

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