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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES PERRY

Notice is given that Teresa Hayward, whose address is 13003 Burleigh Street, Upper Marlboro, MD 20774 was on February 25, 2022 appointed personal representative of the small estate of James Perry, who died on November 4, 2021 without a will.

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

All persons having any objection to the appointment 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

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 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 deliv-

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

> TERESA HAYWARD Personal Representative

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

Estate No. 123722

<u>141711</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT SPURGEON PENN

Notice is given that Mary Penn-Beveney, whose address is 7210 Morrison Drive, Greenbelt, MD 20770 was on March 25, 2019 appointed personal representative of the control of Palent Saure 11 and 12 and 13 and 14 and 15 and the small estate of Robert Spurgeon Penn, who died on January 30, 2019 without a will.

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

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

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 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 deliv-

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

> MARY PENN-BEVENEY Personal Representative

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

Estate No. 113044

141712

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ALICE WYRICK

Notice is given that Cynthia W Carrington, whose address is 5605 Sycamore Glen Road, Greensboro, NC 27405, was on March 29, 2022 appointed personal representative of the small estate of Mary Alice Wyrick who died on August 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 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 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.

CYNTHIA W CARRINGTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

141713 (4-7)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Estate No. 124571

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT WARREN COOPER

Notice is given that Brendan J Notice is given that brendan J. O'Halloran, whose address is 10412 Haywood Drive, Silver Spring, MD 20902, was on November 1, 2021 appointed personal representative of the small estate of ROBERT WARREN COOPER, who died on August 9, 2021 with a will

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

All persons having any objection to the appointment 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 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

BRENDAN J. O'HALLORAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

LEGALS

Estate No. 122551 <u>141723</u> (4-7)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLIFTON EDWARD YORKMAN

Notice is given that Candace E Yorkman, whose address is 8980 Harrover Place Unit #B, Lorton, VA 22079 and Philip Yorkman, whose address is 8980 Harrover Place Unit #B, Lorton, VA 22079, were on March 3, 2022 appointed Co-Personal Representatives of the estate of CLIFTON EDWARD YORK-MAN, who died on October 18, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal repre sentatives 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 September, 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.

CANDACE E YORKMAN PHILIP YORKMAN 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. 123105

141736 (4-7,4-14,4-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA A TRIVERS AKA: PATRICIA ANN TRIVERS

Notice is given that Diane T Boozer, whose address is 1310 Palmyra Lane, Bowie, MD 20716, was on March 24, 2022 appointed Personal Representative of the estate of **PATRICIA A TRIVERS** who died on February 20, 2022 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 represen-tative or the attorney.

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

DIANE T BOOZER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124428 141719 (4-7,4-14,4-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NELLIE MAE MARSHALL**

Notice is given that Milton E Marshall, whose address is P.O. Box 151266, Lakewood, CO 80215, was on February 8, 2022 appointed Per-sonal Representative of the estate of NELLIE MAE MARSHALL who died on January 6, 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 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 8th day of August, 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 undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or

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

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

MILTON E MARSHALL Personal Representative

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

Estate No. 119450 141720 (4-7,4-14,4-21)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

IN THE ESTATE OF

Notice is given that Carthel R Russell, whose address is 901 W Edmonston Drive, Rockville, MD 20852, was on March 22, 2022 appointed Perof the estate of TIMOTHY G RUSSELL who died

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 2022.

Any person having a claim against 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.

Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County

Estate No. 124415 <u>141721</u> (4-7,4-14,4-21)

TO ALL PERSONS INTERESTED

TIMOTHY G RUSSELL

on February 26, 2022 with a will.

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

CARTHEL R RUSSELL

UPPER MARLBORO, MD 20773-1729

TO ALL PERSONS INTERESTED IN THE ESTATE OF

WILLIE DELORIS MORRIS Notice is given that Martha White, whose address is 1307 Westpoint Drive #-6, Greenville, NC 27834, was

on March 24, 2022 appointed Personal Representative of the estate of WILLIE DELORIS MORRIS who died on December 13, 2021 with a Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

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

September, 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.

MARTHA WHITE Personal Representative

141722

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729 Estate No. 124244

(4-7,4-14,4-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEANETTE L MCDUFFIE

Notice is given that Damon Johnson, whose address is 3061 Brinkley Road Apt. #T2, Temple Hills, MD 20748, was on January 18, 2022 appointed Personal Representative of the estate of JEANETTE L MC-DUFFIE, who died on January 4, 2022 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th 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

signed, on or before the earlier of the following dates: (1) Six months from the date of the

of Wills with a copy to the under-

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.

DAMON JOHNSON Personal Řepresentative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 123546 141725 (4-7,4-14,4-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORITA D WASHINGTON

Notice is given that Stephen Washington, whose address is 4831 69th Place, Hyattsville, MD 20784 was on February 9, 2022 appointed Personal Representative of the estate of FLORITA D WASHING-TON, who died on August 29, 2021

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 probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 9th day of Au-Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the

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

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.

other delivery of the notice.

STEPHEN WASHINGTON Personal Representative

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

Estate No. 123826 141726 (4-7,4-14,4-21)

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

BRENDA F JONES Notice is given that Quandra Braswell, whose address is 2789 Red Lion Place, Waldorf, MD 20602, was on March 21, 2022 appointed Personal Representative of the estate of **BRENDA F JONES**, who died on February 7, 2022 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 21st day of September, 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 undersigned, on or before the earlier of

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

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

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

QUANDRA BRASWELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124402 141727 (4-7,4-14,4-21)

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

1013 GONDAR AVENUE LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Spencer R. Taylor, dated June 25, 2008 and recorded in Liber 29850, Folio 428 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$450,000.00, and an original interest rate of 3.090%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 APRIL 12, 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements, and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and setthement 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 rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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 www.melnicknewell.com

141552 (3-24,3-31,4-7)

COHN, GOLDBERG & DEUTSCH, LLC

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

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

223 ZELMA AVENUE **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on February 19, 2002 and 19, 2002 and 2002 a ruary 8, 2018, in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 APRIL 12, 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

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 \$22,000.00 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 purchaser may be a composed the product the product to the product the product to the prod chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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.

LEGALS

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 www.melnicknewell.com

> > (3-24,3-31,4-7)

Basin and

141551

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

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

10403 ELDERS HOLLOW DRIVE **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Victoria Lowery, and Victoria Nelson, dated December 13, 2012 and recorded in Liber 34862, Folio 344 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,800.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 APRIL 19, 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 \$18,000.00 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 of the Calebrate Trustees. In the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

(3-31,4-7,4-14)

CITY OF GLENARDEN

On March 24, 2022, the Council of the City of Glenarden adopted Charter Resolution CR-01-2022, as introduced A Charter Resolution to Amend Article V, "City Manager," Section 502, "Authority" to Amend the line of Authority Respective to the City Manager for the Purpose of Clarifying the City Manager's role and responsibility to maintain the affairs of the City. The Council has determined that Article V, "City Manager," Section 502, "Authority", of the Charter of the City of Glenarden be and it is hereby be repealed, re-enacted and amended to read as follows:

The City Manager shall be the chief administrative officer of the City and shall be responsible to the Mayor AND COUNCIL for the administration of all City affair's placed in his or her charge by the Mayor OR COUNCIL or under this

The amendment will take effect upon the fiftieth (50) day after its passage by the City unless petitioned to referendum in accordance with Section 4-301 et seq. of the Local Government Article of the Annotated Code of Maryland within (40) days following its passage. For further information please contact the Council Clerk at 301-322-2100.

On March 24, 2022, the Council of the City of Glenarden adopted Charter Resolution CR-02-2022, as introduced A Charter Resolution to Amend Article IX, "Personnel," Section 901, "Authority to Employ Personnel" to Amend the line of Authority Respective to the City Manager for the Purpose of Clarifying the City Manager's responsibility to provide recommendations for employment and or appointment of city personnel. The Council has determined that Article IX, "Personnel," Section 901, "Authority to Employ Personnel" of the Charter of the City of Glenarden be and it is hereby be repealed, re-enacted and amended to read as follows:

The city may employ such officers and employees as it deems necessary to execute the powers and duties provided by this charter or other state law and op-erate the city government. Notwithstanding any other provision of this charter, all heads of all offices, departments and agencies of the city government and all subordinate officers and employees of the offices, departments and agencies of the city government shall, upon recommendation of the City Manger, be appointed and removed by the council.

The amendment will take effect upon the fiftieth (50) day after its passage by the City unless petitioned to referendum in accordance with Section 4-301 et seq. of the Local Government Article of the Annotated Code of Maryland within (40) days following its passage. For further information please contact the Council Clerk at 301-322-2100.

(3-31,4-7,4-14,4-21)

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, APRIL 19, 2022

VIRTUAL MEETING JOIN USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, April 19, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-017-2022 - A RESOLUTION CONCERNING THE 2018 WATER <u>AND SEWER PLAN (DECEMBER 2021 CYCLE OF AMENDMENTS)</u> for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Development Proposal/ Zoning Existing Requested

Number	Tax Map Location	Acres	Category	Category
Western Branc	<u>h</u>			
21/W-06 Stewart Property District 4	20 single-family detached unit; minimum 2,000 SF; minimum sales price \$450,000. 28, D-3, Parcel 131	11.94 R-R	5	4
			- 1 -	
21/W-07 Troutman Property	100 single-family detached units; minimum 2,000 SF; minimum sales price \$400,000. 100, E/F-4 & 109, E/F-1, Parcels 2, 45, 50, 51, 87, 90 & 96	200.05 R-A	5/6	4
District 9	,			
21/W-08 Tucker Property a/k/a 12500 Wallace Lane District 9	One single-family detached unit; 3,105 SF; estimated cost \$615,000. 118, F-4, Parcel 25	2.0 R-R	5	Waiver
<u>Piscataway</u>				
21/P-06 National View District 8	800 multi-family units; minimum 800 SF; minimum rental \$2,000; three retail buildings; combined floor area 60,000 SF; one office building; 225,000 SF floor area. 95, F-3/4, Parcels 26, 32, 33, 35, 36 & 37	9.456 M-X-T	6	4
Mattawoman				
21/M-03 Manning Road East Parcel 24 District 9	One single-family detached unit; minimum 2,200 SF; estimated cost undetermined	R-R	5	3
<u>Countywide</u> <u>Redesignations</u>	<u>s</u>			
District 4	Springfield Road Area		5	3
District 8	Bock Road Residences		5	3
District 8	Chapel Hill Subdivision		4	3
District 9	Dyson Road Properties		S5	S3
Amendments	<u>to</u>			

the Text and 2018 Water and Sewer Plan

> Amending of text to Chapter 2, Section 2.1.4, Letter D, Third Bullet regarding water and sewer linear footage and contiguity to unserved, developed residential lots and parcels

* In compliance to Plan Prince George's 2035

Category 3 – Community System

Category 4 - Community System Adequate for Development Planning

Category 5 – Future Community System Category 6 - Individual System

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comcorrespondence may clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST: Donna J. Brown

Clerk of the Council

(3-31,4-7)

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, APRIL 11, 2022 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Map Amendment No. 925- Ordinance No. 1996- Patuxent Greens- 14415 **Greenview Drive Laurel, MD 20708**

The Applicant, CS Patuxent Greens, LLC, is seeking Map Amendment Plan approval for the Patuxent Greens Development located at 14415 Greenview Drive Laurel, Maryland 20708 to construct an additional 61 units to bring the total for the development to 450 units.

The application is scheduled to be heard at the Mayor and City Council meeting on April 11, 2022 with a possibility of a continuance until their April 25, 2022 meeting.

All meetings pertaining to this application will be held in person at the Laurel Municipal Center, 8103 Sandy Spring Road Laurel, Maryland 20707.

141604 (3-31,4-7)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EDWARD T LEE**

Notice is given that Erica L Yuan, whose address is 6608 Whitegate Road, Clarksville, MD 21029, was on March 24, 2022 appointed Personal Representative of the estate of EDWARD T LEE, who died on June 26, 2021 without a will.

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

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

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

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

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

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

> ERICA L YUAN Personal Representative

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

Estate No. 122022

<u>141728</u> (4-7,4-14,4-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN WAKE LEGGETT

Notice is given that Kimberly N Leggett, whose address is 2302 Nor-linda Avenue, Oxon Hill, MD 20745, was on March 22, 2022 appointed Personal Representative of the estate of ANN WAKE LEGGETT, who died on October 21, 2021 with-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 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 obtained from the Register of Wills.

> KIMBERLY N LEGGETT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 124357

(4-7,4-14,4-21) 141729

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA J WRENN

Notice is given that Dianne B Mead, whose address is 50 North Broadway SE, White Plains, NY 10603, was on March 24, 2022 appointed Personal Representative of the estate of BARBARA J WRENN, who died on December 12, 2021 without a will.

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

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

DIANNE B MEAD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124315

141730 (4-7,4-14,4-21)

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLORIA WYNELL LUCY

Notice is given that Barbara Bowman Williams, whose address is 6109 Joyce Drive, Temple Hills, MD 20748, was on February 9, 2022 appointed Personal Representative of the estate of GLORIA WYNELL LUCY, who died on January 18, 2022 without a will.

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

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

BARBARA BOWMAN WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 123785

141731 (4-7,4-14,4-21)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RHONA HYACINTH CLARKE

Notice is given that Wayne Clarke, whose address is 2516 Sutcliff Terrace, Brookeville, MD 20833, was on February 2, 2022 appointed Personal Representative of the estate of RHONA HYACINTH CLARKE, who died on June 9, 2021 without 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of August, 2022.

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

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

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

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

WAYNE CLARKE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

141732

UPPER MARLBORO, MD 20773-1729 Estate No. 123723

(4-7,4-14,4-21)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MINNIE ELIZABETH ALLEN

Notice is given that Stacie V Allen, whose address is 5321 8th Avenue, Apt. #11, New Carrollton, MD 20784, was on February 2, 2022 appointed Personal Representative of the estate of MINNIE ELIZABETH ALLEN, who died on October 19, 2021 without a will.

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

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

August, 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.

> STACIE V ALLEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

141733

Estate No. 123705 (4-7,4-14,4-21)

George's Post

Your Newspaper of Legal Record

CALL: 301-627-0900

FAX: 301-627-6260

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

6721 KNOLLBROOK DR. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated April 28, 2016, recorded in Liber 38228, Folio 135 among the Land Records of Prince George's County, MD, with an original principal balance of \$216,218.00, 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.),

APRIL 19, 2022 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resole over if such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 312550-2)

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

141606 (3-31,4-7,4-14)

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

2112 PARKSIDE DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 45338, Folio 566 among the Land Records of Prince George's County, MD, with an original principal balance of \$383,170.80, 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.),

APRIL 19, 2022 AT 11:07 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

141607 (3-31,4-7,4-14)

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

4907 49TH AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated October 9, 2008, recorded in Liber 30096, Folio 100 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,025.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

APRIL 19, 2022 AT 11:09 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 \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

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

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141608 (3-31,4-7,4-14)

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

950 DUNLORING CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 31, 2014, recorded in Liber 35960, Folio 19 among the Land Records of Prince George's County, MD, with an original principal balance of \$205,199.00, 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.),

APRIL 12, 2022 AT 11:00 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. TÎME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 345831-1)

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

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

3612 DIXON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28242, Folio 507 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,600.00, 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.),

APRIL 19, 2022 AT 11:11 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 \$28,000 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. TÎME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 157767-4)

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

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

7300 BARLOWE RD., UNIT #S-209 LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust dated December 6, 2007, recorded in Liber 30682, Folio 184 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,497.00, 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.),

APRIL 19, 2022 AT 11:13 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. S-209 in Phase Four, Windmill Square Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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 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 harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENis return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 348520-1)

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

141553 (3-24,3-31,4-7) 141609 (3-31,4-7,4-14) 141610 (3-31,4-7,4-14)

NOTICE

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

Substitute Trustees, **Plaintiffs**

Pamela A. Little 6212 85th Place Hyattsville, MD 20784

v.

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14745

Notice is hereby given this 11th day of March, 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 11th day of April, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 11th day of April, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$301,000.00. The property sold herein is known as 6212 85th Place, Hyattsville, MD 20784.

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

True Copy—Test: Mahasin El Amin, Clerk

(3-24,3-31,4-7) 141537

NOTICE

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

Substitute Trustees, Plaintiffs

Defendant

Wayne H. Warren, Jr., a/k/a Wayne Hutchinson Warren 8001 Brett Place Greenbelt, MD 20770

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14744

Notice is hereby given this 17th day of March, 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 18th day of April, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of April, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$476,000.00. The property sold herein is known as 8001 Brett Place, Greenbelt, MD 20770.

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

(3-24,3-31,4-7)141600

NOTICE

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

> Substitute Trustees/ Plaintiffs.

DEBRA R. STORES 1331 Potomac Heights Drive Fort Washington, MD 20744

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14748

Notice is hereby given this 21st day of March, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1331 Potomac Heights Drive, Unit 37, Fort Washington, MD 20744, made and reported by the Substitute Trustee. ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 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 21st

day of April, 2022. The report states the purchase price at the Foreclosure sale to be \$169,000.00.

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

(3-31,4-7,4-14) 141615

NOTICE

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**

Alfred J. Szcerbicki, Esquire, Personal Representative for the Estate of Robert F Silver 9701 Temple Hill Road Clinton, MD 20735

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07117

Notice is hereby given this 17th day of March, 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 18th day of April, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 18th day of April, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$133,000.00. The property sold herein is known as 9701 Temple Hill Road, Clinton, MD 20735

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

141601 (3-24,3-31,4-7)

NOTICE

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

Substitute Trustees/

NOE RODRIGUEZ ANA M. FUNES BONILLA 129 69th Street Capitol Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44544

Notice is hereby given this 28th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 129 69th Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 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 April, 2022. The report states the purchase

price at the Foreclosure sale to be \$275,000.00.

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

NOTICE

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

Substitute Trustees/ Plaintiffs,

(4-7,4-14,4-21)

141703

JOHN ALLEN HARLEY, IR. RUTH ELIZABETH HARLEY (DECEASED) 9001 Taylor Street Upper Marlboro, MD 20774

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07124

Notice is hereby given this 28th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9001 Taylor Street, 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 April, 2022, pro-vided 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 April, 2022.

The report states the purchase price at the Foreclosure sale to be \$275,000.00.

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

(4-7,4-14,4-21) 141705

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

REGULAR SESSION

APRIL 13, 2022

1. Anna Zheng, President/Secretary/Treasurer, Seafood Palace Buffett, Inc., t/a New Rio Buffet and Bar, 745 A Branch Ave. Temple Hills, MD 20748, Class B, Beer, Wine, and Liquor is summonsed to show cause for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit: That on Friday, February 18, 2022, at approximately 9:35 p.m., Inspector Golato and Tredway entered the establishment for an entertainment inspection and noticed a DJ playing music with DJ equipment. At that time, the establishment did not possess an entertainment permit.

the table.

Zoom at 7:00 p.m. on Wednesday, April 13, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director March 21, 2022

(3-31,4-7)

THIS COULD BE **YOUR** AD!

for a quote.

LEGALS

NOTICE

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

Substitute Trustees/ Plaintiffs,

ANGELENA CULMER GEORGE K. YEBOAH 1832 Metzerott Road Unit 403 Adelphi, MD 20783

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-00088

Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1832 Metzerott Road, Unit 403, Adelphi, MD 20783, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of April, 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 22nd day of April, 2022.

The report states the purchase price at the Foreclosure sale to be \$80,000.00.

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

141616

PRINCE GEORGE'S COUNTY **GOVERNMENT**

(Liquor Control Board)

2. Michele Tekam, Member, Spectrum Lounge College Park, LLC, t/a Famous Lounge, 5010 Brown Station Rd. Unit# 150 Upper Marlboro, MD 20772, Class B, Beer, Wine, and Liquor is summonsed to show cause for an alleged violation of R.R No.#7 Consumption of Bottled goods on licensed premises (Bottle Service) of the Rules and Regulations for Prince George's County, Maryland. To wit: On Saturday February 26, 2022, at approximately 7:00 pm, two undercover Prince George's County Liquor Inspectors entered the Famous Lounge, located at 5010 Brown Station Rd. Unit #150, Upper Marlboro MD 20772. Once inside, they observed a bottle of Grey Goose Vodka being delivered to one table and a bottle of Tito's Vodka being delivered to another table. Additionally, an entire bottle of Vodka was observed being poured into a glass bottle/craft and placed on

3. t/a Hyattsville Spirits & Grill -2022-2023 Renewal Protest

A virtual hearing will be held via

141636

Call 301-627-0900

Notice is hereby given this 22nd day of March, 2022, by the Circuit

(3-31,4-7,4-14)

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC **HEARING**

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Section 4-406 of the Alcoholic Beverage Article a Protest against the 2022 -2023 Renewal of the Class B+, Beer, Wine and Liquor License for t/a Hyattsville Spirits and Grill has been filed. A Protest Public Hearing will be held for the following licensed establishment.

t/a Hyattsville Spirits and Grill Class B+, Beer, Wine and Liquor License Liquor Hut, LLC 5350 Queens Chapel Road Hyattsville, 20782 Ajay Sharma, Member-Manager

Amit Bharat, Member

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, April 13, 2022. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting out at 301-583-9980.

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS (LIQUOR CONTROL BOARD)

Attest: Terence Sheppard Director March 2, 2022

141637 (3-31,4-7)

LEGALS

NOTICE Laura H.G. O'Sullivan, et al.,

Substitute Trustees VS.

Tammie Hinds AKA

Plaintiffs

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

MARYLAND CIVIL NO. CAEF 21-12123

ORDERED, this 28th day of March, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3119 Applegate Terrace, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of April, 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 April, 2022, next. The report states the amount of sale to be \$553,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

141704 (4-7,4-14,4-21)

NOTICE

LARRY L. GRAHAM, JR.

Plaintiff

DANIELLE NICHOLE GRAHAM

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-00385

Notice is hereby given this 23rd day of March, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 14220 Duckett Road, Brandywine, Maryland 20613 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 25th day of April, 2022, PROVIDED, a copy of this Notice

be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 25th day of April, 2022.

THE REPORT STATES the amount of the sale to be Four Hun-

dred Thirty-Five Thousand Dollars and No Cents (\$435,000.00). MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk (3-31,4-7,4-14) <u>141618</u>

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: LILLIAN YVONNE BURRELL

NOTICE OF JUDICIAL PROBATE

Estate No.: 118370

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(3-31,4-7)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: MINAKO LORD Estate No.: 123856

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

141628 (3-31,4-7)

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **CESAR MARTINEZ JUAN**

Estate No.: 123978

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Arian Jimenez Martinez for judicial probate for the appointment of a personal representative.
A VIRTUAL hearing will be held

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729

on JUNE 1, 2022 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time.

JPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

141624 (3-31,4-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

LUCILLE SCARLETT DAVIS Estate No.: 123321

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate:

141625

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-A VIRTUAL hearing will be held on JUNE 1, 2022 at 11:00 A.M.

This hearing may be transferred or

postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR Prince George's County Cereta A. Lee

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(3-31,4-7)141630

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

NOTICE OF JUDICIAL PROBATE

above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the

appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M. This hearing may be transferred or

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MARSTON G. EDWARDS

Estate No.: 116447 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the

appointment of a personal represen-A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M.

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

Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(3-31,4-7)

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

141629

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: LINDA IEAN WILSON

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate:

Estate No.: 123222

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(3-31,4-7)

LEGALS

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

CLAIRE T. ROGAL Estate No.: 123855

To all Persons Interested in the

postponed to a subsequent time. Further information may be ob-

P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

141627 (3-31,4-7)

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

MARSTON G. EDWARDS

Estate No.: 116447 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe tition has been filed by CLAUDINE NEAL for judicial probate for the

appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 9, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

141631 (3-31,4-7)

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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

1811 IVERSON ST. OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated February 10, 2017, recorded in Liber 39466, Folio 577 among the Land Records of Prince George's County, MD, with an original principal balance of \$262,000.00, 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

APRIL 12, 2022 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser sale so the entire that property will be resold and entire deposit retained by Sub. Trus

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

141556 (3-24,3-31,4-7)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

609 HALIFAX PL. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 21, 2010, recorded in Liber 32161, Folio 403 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 19, 2022 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settly within ten days of ratification, subject to order of court, purchaser sheal not be entitled to any surplus proceeds resulting from said resale even if such su

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

<u>141611</u> (3-31,4-7,4-14)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10103 OLD FORT PL. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated March 26, 2009, recorded in Liber 30639, Folio 179 among the Land Records of Prince George's County, MD, with an original principal balance of \$350,073.00, 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

APRIL 12, 2022 AT 11:10 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 \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted 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 FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 343444-1)

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

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

9400 ARDWICK ARDMORE RD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 18, 2006, recorded in Liber 27271, Folio 174 among the Land Records of Prince George's County, MD, with an original principal balance of \$342,600.00, 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

APRIL 12, 2022 AT 11:12 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, rejustated 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 purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344022-1)

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

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

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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

16203 SUMMER DREAM CT. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated November 14, 2014, recorded in Liber 36535, Folio 347 among the Land Records of Prince George's County, MD, with an original principal balance of \$393,277.00, 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

APRIL 19, 2022 AT 11:17 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 \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale. 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 ENis return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 314835-1)

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

Plaintiff

ORDER OF PUBLICATION

JOB HERNANDEZ

V.

EDWARD N. JOHNSON

HELEN P. JOHNSON

AND

STATE OF MARYLAND SERVE ON: BRIAN FROSH, ATTORNEY GENERAL

AND

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known

10206 POPLAR STREET LANHAM, MARYLAND 20706

PRINCE GEORGE'S COUNTY **MARYLAND**

SERVE ON: RHONDA L. WEAVER, **ACTING COUNTY ATTORNEY**

UNKNOWN OWNERS OF THE PROPERTY:

10206 POPLAR STREET LANHAM, MARYLAND 20706

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.: ČAE 22-07076

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: Lots 23.24.25, 20,250.0000 Sq.Ft., Lincoln Blk R, Assmt \$19,233, Lib 04484, Fl 228, tax account no. 14-1630466, Deed ref. 04484/00228 and assessed to Edward N. Johnson and Helen P. John-

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

The Complaint states, among other

expired.

It is thereupon this 28th day of March, 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 leorge's County once a week for three (3) successive weeks on or be-fore the 22nd day of April, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property described above and answer the Complaint or thereafter 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk

141652 (4-7,4-14,4-21)

Serving Prince George's County **Since 1932**

LEGALS

MECHANIC'S LIEN SALE

Karen Mitchell will sell at public auction the following mobile homes under & by virtue of section 16-202 and 16207 of the Maryland statutes for repairs, storage & other lawful charges.

Cash Public Sale.

Mobile Homes

1982 Schultz E178579 1978 Parkwood PWB170141845

1970 Homette P6894

1977 Wind ZWI70146195

1966 Schult 50E74844

Sale to be held at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772 (more specifically, nearest the West Court Drive side of the courtyard) at 10:30 am on April 22, 2022. Bidders must register with the Auctioneer by 10:15am. Auctioneer reserves the right to post a minimum

Karen Mitchell 1113 Cherry Point Road, West River, MD 20778

141670

443-875-8665

(4-7,4-14)

141634

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

MONDAY, APRIL 18, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

5:00 P.M.

Notice is hereby given that on Monday, April 18, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION

<u>CR-020-2022 – A RESOLUTION CONCERNING FISCAL YEAR</u> ("FY") 2023 ANNUAL ACTION PLAN FOR HOUSING AND COM-MUNITY DEVELOPMENT for the purpose of approving and adopting the Prince George's County Fiscal Year ("FY") 2023 Annual Action Plan for Housing and Community Development ("FY 2023 Annual Action

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

> > Elizabeth Victoria Noel, Esq.

PO Box 4112

Silver Spring, MD 20914

347-471-8400

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

EARVIN ANTHONY CROWELL

Notice is given that Andre Free-

man, whose address is 1020A Milo Circle, Lafayette, CO 80026, was on

January 11, 2022 appointed Personal

Representative of the estate of Earvin Anthony Crowell, who died on September 13, 2021 without 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.

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 obtained from the Register of Wills.

ANDRE FREEMAN Personal Representative

Upper Marlboro, MD 20773-1729

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

PERCELL EDWARDS

Estate No.: 123847

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Laronzo

Ways for judicial probate for the ap-

pointment of a personal representa-

A VIRTUAL hearing will be held on MAY 10, 2022 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR

P.O. Box 1729

PRINCE GEORGE'S COUNTY

Estate No. 122862

(3-31,4-7,4-14)

Cereta A. Lee

P.O. Box 1729

above estate:

141623

REGISTER OF WILLS FOR

Prince George's County

other delivery of the notice.

All persons having any objection

will.

July, 2022.

the following dates:

ATTEST: Donna J. Brown

Clerk of the Council

141645 (3-31,4-7)

Kate P. Pruitt, Esq O'Malley, Miles, Nylen & Gilmore, P.A.

7850 Walker Drive, Suite 310 Greenbelt, Maryland 20770 301-572-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGIANA P. DUNHAM

Notice is given that Dorothy Mora, whose address is 3901 Cathedral Ave., NW, #618, Washington, DC 20016, was on March 17, 2022 appointed Personal Representative of the estate of Georgiana P. Dunham who died on Longry 8, 2022 with a who died on January 8, 2022 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of September, 2022.

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

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

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

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

DOROTHY MORA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 124321

(3-31,4-7,4-14) 141620

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of: CONSTANCE B. DUNNINGTON Estate No.: 122412

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Joan B. Jarboe and Claudette D. Shields for

judicial probate for the appointment of a personal representative.

A VIRTUAL hearing will be held on MAY 19, 2022 at 10:15 A.M.

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

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(3-31,4-7)141635

PHONE: (301) 952-3250 (3-31,4-7)

LEGALS

Wilbur W. Bolton, Esquire 102 S. Parke Street Aberdeen, MD 21001 (410) 272-5757

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN M. ENDO

Notice is given that Robert Freer, whose address is 416 North First Street, Charlottesville, VA 22902 and Robert Patchen, whose address is 519 Rossmore Drive, Bethesda, MD 20814, were on March 29, 2022 appointed Co-Personal Representatives of the estate of HELEN ENDO who died on February 7, 2022 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 29th day of September, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter 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 dece-

dent died before October 1, 1992,

nine months from the date of the decedent's death; or (2) Two months after the co-personal representatives mails or other-wise 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

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.

within two months from the mailing

ROBERT PATCHEN ROBERT FREER 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. 124545 141724 (4-7,4-14,4-21)

LEGALS

ERICA T. DAVIS 1401 ROCKVILLE PIKE STE. 650 **ROCKVILLE, MD 20852** 301-738-7685

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN DOROTHY RICHMOND

Notice is given that Arnold Richmond, whose address is 5509 Gunston Lane, Camp Springs, MD 20746 and Qiana Richmond, whose address is 6202 Cedar Post Drive, District Heights, MD 20747, were on March 29, 2022 appointed Co-Personal Representatives of the estate of HELEN DOROTHY RICH-MOND, who died on December 9, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of September, 2022.

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

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

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

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

ARNOLD RICHMOND QIANA RICHMOND 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. 124539 (4-7,4-14,4-21)

MATTHEW J. DYER, ESQUIRE The Law Offices of Richard M. McGill

PO Box 358 Upper Marlboro, MD 20773 301-627-5222

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY C MASON

Notice is given that Tamara N Mason, whose address is 1764 Tulip Avenue, District Heights, MD 20747 was on February 1, 2022 appointed personal representative of the small estate of Beverly C Mason, who died on December 18, 2020 without

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

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

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

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

TAMARA N MASON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 122514 <u>141707</u> (4-7)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Peggy L Newman, whose address is 12311 Cherry Tree Crossing Road, Brandywine, MD 20613 was on February 28, 2022

appointed personal representative of the small estate of Elizabeth Joyce

Swann, who died on January 12,

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-

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

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Reg-

ister of Wills with a copy to the

undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal

representative mails or otherwise de

livers to the creditor a copy of this published notice or other written no-

tice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension

provided by law, is unenforceable thereafter.

of the following dates:

decedent's death; or

ery of the notice.

2022 without a will.

tative or the attorney.

of this Notice.

IN THE ESTATE OF ELIZABETH JOYCE SWANN

LEGALS

<u>141735</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELINE LURINE

COLLINGTON Notice is given that Sophia Brown, whose address is 10803 Partridge-berry Court, Upper Marlboro, MD 20772 was on March 15, 2022 appointed personal representative of the small estate of Jacqueline Lurine Collington, who died on November 30, 2021 without a will.

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

All persons having any objection to the appointment 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 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.

> SOPHIA BROWN Personal Representative

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

141708 (4-7)

Estate No. 124393

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF

Notice is given that Jeffrey L Stewart Sr, whose address is 1812 Billings Avenue, Capitol Heights, MD 20743 was on March 30, 2022 appointed personal representative of the small estate of Deborah Jean Stewart, who died on March 7, 2022 without 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 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

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

(2) Thirty days after the personal epresentative 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 deliv-

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

JEFFREY L STEWART SR

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

141709

(4-7)

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

PEGGY L NEWMAN

Personal Representative

Estate No. 124148

141710

THE PRINCE GEORGE'S POST

Call 301-627-0900 Fax 301-627-6260

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SMALL ESTATE

TO ALL PERSONS INTERESTED

DEBORAH JEAN STEWART

undersigned on or before the earlier of the following dates:

ery of the notice.

thereafter.

Personal Representative

P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 124590

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.),

APRIL 12, 2022 AT 11:14 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. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser sales to settle within ten days of ratification, subject to order of court, purchaser sh

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

141560

(3-24,3-31,4-7)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10812 KNOLL CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated January 9, 2018, recorded in Liber 40456, Folio 466 among the Land Records of Prince George's County, MD, with an original principal balance of \$335,000.00, 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.),

APRIL 12, 2022 AT 11:16 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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141561 (3-24,3-31,4-7)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8207 BOCK RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 13, 2002, recorded in Liber 16368, Folio 267 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 26, 2022 AT 11:13 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. Tax ID #12-1347566.

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 \$8,000 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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within te

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

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

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(4-7,4-14,4-21)

141665

141664

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

2307 CRESTLAWN AVE. LANDOVER A/R/T/A CHEVERLY, MD 20785

Under a power of sale contained in a certain Deed of Trust dated November 17, 2008, recorded in Liber 30849, Folio 80 among the Land Records of Prince George's County, MD, with an original principal balance of \$457,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 26, 2022 AT 11:15 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 \$21,000 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. TÎME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 198827-1)

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

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform http://discovery.ariba.com/profile/AN01496591158 until May 4, 2022, at 11:59 p.m. local prevailing time for the following project:

Chillum Road at Knollbrook Drive Intersection Improvements 945-H (D)

2. Contract Documents.

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM028387 at <u>Public Solicitations:</u> eMaryland Marketplace Advantage (eMMA).
- *SPEED* eProcurement Platform http://discovery.ariba.com/profile/AN01496591158 The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

This is an intersection improvement project to address pedestrian safety concerns at the nonstandard intersection configuration of Chillum Rd., Knollbrook Dr., and Greenlawn Dr. This will be achieved by the installation of a roundabout, and protected service road to shorten pedestrian crossings at this intersection. The dedicated service road will also serve to provide a safe place for vehicles to join the flow of traffic where currently they back up into the road. Construction activities will consist primarily of, but not limited to, concrete curb, gutter, and sidewalk installation, mill and overlay, full depth patching, thermoplastic pavement marking and sign installation. There is no traffic signal work as part of this project.

4. Minimum Qualifications:

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

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

5. The estimated value of the Contract is classified with the letter designation "" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/Cost ClassKey.asp)

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

<u>QUANTITY</u>	<u>UNIT</u>	<u>DESCRIPTION</u>	
1	LS	MAINTENANCE OF TRAFFIC	
250	EA	DRUMS FOR MAINTENANCE OF	
		TRAFFIC	
400	LF	VARIOUS REINFORCED CONCRETE	
		PIPE CLASS IV RCP	
3,000	TON	HMA SUPERPAVE PG 64-22	
13,500	SY	MILLING HOT MIX ASPHALT PAVE-	
		MENT 0 INCH TO 2 INCH	
2,800	LF	CONCRETE CURB AND GUTTER -	
		PRINCE GEORGE'S COUNTY STD.	
		NO. 300.01	
11,200	SF	4-INCH-THICK CONCRETE SIDE-	
		WALK	
920	SF	6-INCH-THICK SIDEWALK RAMP	
1,250	CY	CLASS 1 EXCAVATION	
	CY	COMMON BORROW	
5000	LF	TEMPORARY PAVEMENT MARKING	
		TAPE, VARIOUS COLORS	
10,250	LF	NONTOXIC LEAD-FREE WATER-	
		BORNE PAVEMENT MARKING	
		PAINT, VARIOUS COLORS	
5,010	LF	THERMOPLASTIC PAVEMENT	
		MARKINGS	
1	EA	PRINCE GEORGE'S COUNTY TYPE A	
		INLET L=10'	
5,000	LF	THERMOPLASTIC PAVEMENT	
		MARKINGS – ANY WIDTH	

- 6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be enclosed in a sealed envelope and marked separately as follows:
- 7. <u>Bid Security.</u> When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.
- 8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.
- 9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.
- $10.\,\underline{\text{Unbalanced bid}}.$ Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.
- 11. <u>Nondiscrimination</u>. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and subcontractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.
- 12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, <u>Instructions to Bidders</u>, Sections 1.36 and 1.37, <u>Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements</u>.
- 13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code \S 10A-101(37 and 38).
- 14. An *optional* virtual Pre-Bid Conference will be held on April 13, 2022, at 11:00 a.m. local prevailing time, via Zoom at https://us06web.zoom.us/j/82083010372?pwd=SXd6ZlRZYVM5ZmJscEZBVkJqcE5Bdz09 password: 618025.

By Authority of Angela D. Alsobrooks County Executive

(4-7,4-14,4-21) 141564 (3-24,3-31,4-7)

LEGALS

ORDER OF PUBLICATION

Antoine Mathews C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

OCWEN LOAN SERVICING LLC Prince George's County, Maryland

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1147057, 4.0550 ACRES & IMPS. ASSMT \$198,567 MAP 146 GRID E2 PAR 054 LIB 45820 FL 207 AND AS-SESSED TO OCWEN LOAN SERV-ICING LLC; KNOWN AS 11700 NORTH KEYS RD BRANDYWINE

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 22-07892

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 1147057, 4.0550 ACRES & IMPS. ASSMT \$198,567 MAP 146 GRID E2 PAR 054 LIB 45820 FL 207 AND AS-SESSED TO OCWEN LOAN SERV-ICING LLC; KNOWN AS 11700 NORTH KEYS RD BRANDYWINE

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 28th day of March, 2022, by the Circuit Court for Prince George's County, Mary land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 22nd day of April, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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

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

True Copy—Test: Mahasin Él Amin, Clerk (4-7,4-14,4-21)

and clear of all encumbrances.

ORDER OF PUBLICATION

Antoine Mathews /o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

ROUTE 301/CPI ASSOCIATES LIMITED PARTNERSHIP Prince George's County, Maryland

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3489093, PARCEL A 16.000 ACRES. HAMP-TON SUB-PLAT 1 BLK M; ASSMT \$320,000 LIB 37145 FL 402 AND AS-SESSED TO ROUTE 301 CPI ASSOC LTD PTNSHP.; KNOWN AS 13401 MATTAWOMAN DR BRANDYWINE 20613.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 22-07893

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3489093, PARCEL A 16.000 ACRES. HAMP-TON SUB-PLAT 1 BLK M; ASSMT \$320,000 LIB 37145 FL 402 AND AS-SESSED TO ROUTE 301 CPI ASSOC LTD PTNSHP.; KNOWN AS 13401 MATTAWOMAN DR BRANDYWINE 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 22nd day of April, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

(4-7,4-14,4-21)

LEGALS

Plaintiff

ORDER OF PUBLICATION

Prince George's County, Maryland

All persons having or claiming to

have any interest in the property

and premises situate, described as:

Prince George's County, described

as follows: Tax Account No 1778885,

ALL OF PARCEL 146 WOODLAND

CONSE RVTN/ CTY (WDLN CO

NS GRT 08) 16.2800 ACRES.

ASSMT \$16,200 MAP 110 GRID A4

PAR 146 LIB 38175 FL 609 AND AS-

SESSED TO WESTPOINT LLC;

KNOWN AS 208 BERWICK RD

In the Circuit Court for

Prince George's County, Maryland

Civil Division

CAE 22-07894

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

redemption in the following property situate, lying and being in

Prince George's County, Maryland,

sold by the Collector of Taxes for

Prince George's County and the

State of Maryland to the Plaintiff in

Prince George's County, described

as follows: Tax Account No 1778885,

ALL OF PARCEL 146 WOODLAND

CONSE RVTN/ CTY (WDLN CO

NS GRT 08) 16.2800 ACRES.

ASSMT \$16,200 MAP 110 GRID A4

PAR 146 LIB 38175 FL 609 AND AS-

SESSED TO WESTPOINT LLC;

KNOWN AS 208 BERWICK RD

The Complaint states, among other

things, that the amounts necessary

for redemption have not been paid

It is thereupon this 28th day of March, 2022, by the Circuit Court

for Prince George's County, Maryland, ORDERED, That notice be

given by the insertion of a copy of

this Order in some newspaper hav-

ing general circulation in Prince

George's County, Maryland, once a

week for three (3) successive weeks,

on or before the 22nd day of April,

2022, warning all persons interested

in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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

Diane K. Kuwamura, Esq.

Kuwamura Law Group, P.A.

11140 Rockville Pike, Suite 500

Rockville, Maryland 20852

301-587-2241

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

A/K/A SHEILA MARIE KELLY

Notice is given that Sarah A. Kelly, whose address is 604 S. Washington Square, Apt. 908, Philadelphia, PA 19106, was on January 11, 2022 ap-

pointed Personal Representative of the estate of SHEILA M. KELLY,

A/K/A SHEILA MARIE KELLY, A/K/A SHEILA KELLY who died

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 11th day of 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 undersigned on or before the earlier of the

(1) Six months from the date of the

(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.

SARAH A. KELLY Personal Representative

REGISTER OF WILLS FOR

CERETA A. LEE

following dates:

decedent's death; or

on July 15, 2021 with a will.

IN THE ESTATE OF

SHEILA M. KELLY

A/K/A SHEILA KELLY

True Copy—Test: Mahasin El Amin, Clerk

UPPER MARLBORO 20772.

this proceeding:

Defendants

UPPER MARLBORO 20772.

Antoine Mathews

WESTPOINT LLC

2806 Reynolda Rd., #208 Winston-Salem, NC 27106

Antoine Mathews o Benjamin M. Decker, Esquire

C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

ORDER OF PUBLICATION

CLINTON ACRES 1 LLC MANUFACTURERS AND TRADERS TRUST COMPANY CRESTWOOD 1 HOMEOWNERS ASSOCIATION, INC.

Prince George's County, Maryland

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3600236, PAR C 2.7200 ACRES. CLINTON ACRES-PLAT BLK E ASSMT \$15,733 LIB 33752 FL 218 AND AS-SESSED TO CLINTON ACRES 1 LLC KNOWN AS 0 0000 CREST-WOOD AVE BRANDYWINE 20613. Defendants

> In the Circuit Court for Prince George's County, Maryland Civil Division CAE 22-02227

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3600236 PAR C 2.7200 ACRES. CLINTON ACRES-PLAT BLK E ASSMT \$15,733 LIB 33752 FL 218 AND AS-SESSED TO CLINTON ACRES 1 LLC KNOWN AS 0 0000 CREST-WOOD AVE BRANDYWINE 20613

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 28th day of March, 2022, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks on or before the 22nd day of April, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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

Mahasin El Amin, Clerk 141657 (4-7,4-14,4-21)

ORDER OF PUBLICATION

Antoine Mathews C/o Benjamin M. Decker, Esquire 2806 Reynolda Rd., #208 Winston-Salem, NC 27106

BRANDYWINE CROSSING STORMWATER MANAGEMENT PROPERTY OWNERS ASSOCIA-TION, INC FAISON-BRANDYWINE, LLC

Prince George's County, Maryland

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3661501, PT OUTLOT A 13.8600 ACRES BRANDYWINE 301 IND BLK A ASSMT \$13,800 LIB 29831 FL 203 AND ASSESSED TO BRANDY-WINE CROSSING STORMWATER MANAGEMENT KNOWN AS 00000 MATAPEAKE BUSINESS DR BRANDYWINE MD 20613.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 22-02226

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 3661501, PT OUTLOT A 13.8600 ACRES BRANDYWINE 301 IND BLK A ASSMT \$13,800 LIB 29831 FL 203 AND ASSESSED TO BRANDY-WINE CROSSING STORMWATER MANAGEMENT KNOWN AS 00000 MATAPEAKE BUSINESS DR BRANDYWINE MD 20613.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 28th day of March, 2022, by the Circuit Court for Prince George's County, Mary-land, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks on or before the 22nd day of April, on or before the Z2nu day of Apin, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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

Mahasin El Amin, Clerk 141656 (4-7,4-14,4-21)

ORDER OF PUBLICATION

Antoine Mathews C/o Benjamin M. Decker, Esquire 2806 Revnolda Rd., #208 Winston-Salem, NC 27106 Plaintiff

THE TESTATE AND INTESTATE SUCCESSORS OF JOSEPHINE H KELLY, DECEASED, AND ALL PERSONS CLAIMING THROUGH, OR UNDER THE DECEDENT

Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0215459, 5.000 ACRES ASSMT \$89,467 MAP 102 GRID C1 PAR 055 LIB 03488 FL 623; ASSMT \$89,467 MAP 102 GRID C1 PAR 055 LIB 03488 FL 623 AND ASSESSED TO KELLY CLYDE V JR & JOSEPHINE H KNOWN AS 00000 ROBERT CRAIN HWY **UPPER MARLBORO 20772**

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 22-02228

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

Prince George's County, described as follows: Tax Account No 0215459, 5.000 ACRES ASSMT \$89,467 MAP 102 GRID C1 PAR 055 LIB 03488 FL 623; ASSMT \$89,467 MAP 102 GRID C1 PAR 055 LIB 03488 FL 623 AND ASSESSED TO KELLY CLYDE V JR & JOSEPHINE H KNOWN AS 00000 ROBERT CRAIN HWY **UPPER MARLBORO 20772**

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 28th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 22nd day of April, 2022, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property herein described 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 141658 (4-7,4-14,4-21)

LEGALS

(4-7,4-14,4-21)

DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION

LEGALS

NOTICE OF APPLICATION AND INFORMATIONAL MEETING

The Maryland Department of the Environment, Air and Radiation Administration (ARA) received a permit-to-construct application from Global Resource Recyclers on September 20, 2021 for the installation of one (1) portable recycled asphalt pavement crushing and screening plant. The proposed installation will be located at 2600 Marble Court, Forestville, MD 20747.

An Informational Meeting will be held on April 20, 2022, at 6 p.m. at the Comfort Inn at Joint Base Andrews, 7979 Malcolm RD, Clinton, MD 20735.

Pursuant to the Environment Article, Section 1-603, Annotated Code of Maryland, the Informational Meeting has been scheduled so that citizens can discuss the application and the permit review process with the applicant and the Department.

The application and other supporting documents are available for public inspection on the Department's website. Look for Docket #20-21 at the following link.

https://mde.maryland.gov/programs/Permits/AirManagementPermits/ Pages/index.aspx

The Department will provide an interpreter for deaf and hearing impaired persons provided that a request is made for such service at least ten (10) days prior to the meeting.

Further information may be obtained by calling Ms. Shannon Heafey at 410-537-4433.

George S. Aburn, Ir., Director Air and Radiation Administration

(3-31,4-7)141638

Notice of Commissioner Elections in Cottage City

May 2, 2022 Municipal Charter of the Town of Cottage City:

"Persons may be nominated for elective office in the town by filing a certificate

of nomination at the office of the board of election supervisors at least 30 days before a town election." -Page14, par.28

"On May 2, 2022 the Board of Election Supervisors shall conduct an election by ballot for the election of commissioners for those seats becoming vacant." – Page 14, par. 29

Commission seats are open for election in Ward 2, Ward 3, and Ward 4 po-

Ward 2 Candidates - Artis Amarche

Ward 3 Candidates- Wanda Wheatley

Ward 4 Candidates - Demetrius Givens

The elections will be held on Monday, May 2, 2022 from 2:00pm - 8:00pm

Board of Elections Supervisors Town of Cottage City 3820 40th Ave Cottage City, MD 20722 (301) 779-2161 townhall@cottage citymd.gov

141738

at the Cottage City Town Hall.

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 141717 (4-7,4-14,4-21)

Estate No. 122050

Kelly L. McCrea 40B Sandstone Ct. Annapolis, MD 21403 443-906-1477

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY ANN WILSON

Notice is given that Raymond Wilson, whose address is 14803 Bowers Ct, Upper Marlboro, MD 20774, was on July 6, 2021 appointed personal representative of the small estate of **DOROTHY ANN WILSON**, who died on June 16, 2021 with a will.

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

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

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

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

RAYMOND WILSON Personal Representative

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

141718

Estate No. 121419

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, APRIL 12, 2022 COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND

4:00 P.M.

Notice is hereby given that on Tuesday, April 12, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

The Prince George's County Council adopted CB-73-2021 (DR-2), pursuant to State law, to authorize the use of Speed Camera Monitoring Systems to regulate traffic in the County. Pursuant to Section 3 of CB-73-2021 (DR-2), the County Council shall hold at least one (1) public hearing to obtain public comment on potential locations for the installation of speed monitoring systems prior to there installation.

The Prince George's County Department of Public Works & Transportation and Police Department have developed a list of potential locations that have been identified as "First Phase Residential Speed Camera Locations" as required by Section 21-809 of the Transportation Article of the Annotated Code of Maryland and have identified additional locations as potential speed camera installation sites. A listing of the proposed and potential sites for speed monitoring systems is available on the County Council's website - https://pgccouncil.us/Document Center/View/7094/Speed-Camera-Proposed-Sites-Public-Hearing-

Members of the public are invited to express their views concerning these sites. In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST:

Donna J. Brown Clerk of the Council

141644 (3-31,4-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JAMES D BYRD SR

Notice is given that Bettie J Costly-Byrd, whose address is 5718 Silk Tree Drive, Riverdale Park, MD 20737, was on January 11, 2022 appointed Personal Representative of the estate of James D Byrd Sr who died on December 27, 2021 with a

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

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

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.

BETTIE J COSTLY-BYRD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 123434 (3-24,3-31,4-7)

141594

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

LEONA DENISE FLINT Notice is given that Tierra Proctor,

whose address is 2427 Iverson Street, Temple Hills, MD 20748, was on March 4, 2022 appointed Personal Representative of the estate of Leona Denise Flint, who died on October 28, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September, 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 undersigned, on or before the earlier of the following dates:

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

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

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

> TIERRA PROCTOR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 122921

Martin G. Oliverio, Esquire

14300 Gallant Fox Lane, Suite 218

Bowie, MD 20715

301-383-1856

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARETTA C. JONES

Notice is given that Delores Y. Frazier, whose address is 8714 Oxwell

Lane, Laurel, MD 20708, and Jennifer

G J Kowlessar, whose address is 12014 Hunterton Street, Upper Marl-

boro, MD 20774 were on March 10,

2022 appointed Co-Personal Representatives of the estate of Claretta C

Jones who died on February 1, 2022

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

by contacting the co-personal repre-

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 10th day of September, 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

(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 co-per-

sonal representatives mails or other-

wise 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

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.

JENNIFER G. J. KOWLESSAR DELORES FRAZIER

Co-Personal Representatives

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

Prince George's County

or other delivery of the notice.

of the following dates:

sentatives or the attorney.

141584 (3-24,3-31,4-7)

LEGALS

Joyce Ann Williams J Williams Law, LLC 7981 Eastern Ave #C-4 Silver Spring, MD 20910 301-585-1970

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED GERALDINE WRIGHT

Notice is given that Juanita Wright, whose address is 5951 Surrey Service Drive, District Heights, MD 20747, was on March 10 pointed Personal Representative of the estate of Geraldine Wright who died on January 5, 2022 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of September, 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 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

(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.

JUANITA WRIGHT Personal Representative

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

141586 (3-24,3-31,4-7)

Estate No. 123765

UPPER MARLBORO, MD 20773-1729

Estate No. 124294

141589 (3-24,3-31,4-7)

LEGALS

William M. Gatesman 8209 Jonnie Lane Gaithersburg, MD 20882 301-260-0095

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLADYS E. JOYCE**

Notice is given that David Joyce, whose address is 3211 Newkirk Ave, Fort Washington, MD 20744, was on March 14, 2022 appointed Personal Representative of the estate of Gladys E. Joyce who died on December 24, 2009 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 14th day of September, 2022.

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

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

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

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

DAVID IOYCE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

141587

UPPER MARLBORO, MD 20773-1729 Estate No. 123323

(3-24,3-31,4-7)

Wayne D. Eig, Esq. Paley Rothman 4800 Hampden Lane, 6th Floor Bethesda, MD 20814 301-951-9352

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSE STEPHANSON**

Notice is given that Craig J. Stephanson, whose address is 1406 N. Jackson St, Arlington, VA 22201, was on March 15, 2022 appointed Personal Representative of the estate of Rose Stephanson who died on December 22, 2021 with a will.

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

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

CRAIG J. STEPHANSON Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 123897

<u>141588</u> (3-24,3-31,4-7)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRY CLARENCE OHAVER

Notice is given that Michael Ohaver, whose address is 1730 Wickham Way, Crofton, MD 21114, was on March 10, 2022 appointed Personal Representative of the estate of Harry Clarence Ohaver who died on January 12, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of September, 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 obtained from the Register of Wills.

MICHAEL OHAVER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 124041 141592 (3-24,3-31,4-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA P CROSS

Notice is given that Deshonta Dennis, whose address is 3259 Ryon Court, Waldorf, MD 20601, was on March 14, 2022 appointed Personal Representative of the estate of Wanda P Cross who died on January 16, 2022 with a will.

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

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

DESHONTA DENNIS Personal Representative

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

141591 (3-24,3-31,4-7)

Estate No. 124249

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILDA V MAYS
AKA: HILDA V PENDLETON

Notice is given that Brian Pendleton, whose address is 7217 Beltz Drive, Forestville, MD 20747, was on March 14, 2022 appointed Personal Representative of the estate of Hilda V Mays, who died on August 5, 2021 without a will.

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

All persons having any objection

to the appointment (or to the pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of September, 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 underigned, 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. Člaim forms mav be obtained from the Register of Wills.

> BRIAN PENDLETON Personal Representative

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

Estate No. 124047

141585 (3-24,3-31,4-7)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIAN L WILLETT

Notice is given that Joseph R Wil-Drive, Hughesville, MD 20637, was on March 11, 2022 appointed Personal Representative of the estate of Lillian L Willett who died on January 26, 2022 with a will.

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

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

(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

JOSEPH R WILLETT JR Personal Representative

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

Estate No. 124241

141590 (3-24,3-31,4-7)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

HAROLDUS BERNARD HOES

AKA: HAROLD BERNARD HOES

Notice is given that Wanda Anderson, whose address is 435 Walton Road, Freeman, VA 23856, was on February 24, 2022 appointed Personal Representative of the estate of Haroldus Bernard Hoes who died on September 21, 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 representative or the attorney.

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 24th day of August, 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

(1) Six months from the date of the

(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.

following dates:

decedent's death; or

All persons having any objection

IN THE ESTATE OF

LEGALS

Samantha Granderson, Esquire (CPF# 1412160360) Bacon, Thornton & Palmer, LLP 6411 Ivy Lane, Suite 500 Greenbelt, Maryland 20770 301-345-7001

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

TRACY LANE-GADSDEN Notice is given that Derek L. Gadsden, whose address is 6707 Esslog Street, Capitol Heights, MD 20743, was on March 1, 2022 appointed Personal Representative of the estate of Tracy Lane-Gadsder who died on September 24, 2021 without a will.

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

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

> DEREK GADSDEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 123460 141583 (3-24,3-31,4-7)

WANDA ANDERSON Personal Representative

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

141593

Estate No. 123005 (3-24,3-31,4-7)

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: TEXAR SANTIAGO-ARCE

Estate No.: 121651 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Fernando Quijano for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on May 26, 2022 at 11:00 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

141716 (4-7,4-14)

The Prince George's Post

Call (301) 627-0900

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ORDER OF PUBLICATION

Iav Perera c∕o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093

Charles L. Satterfield

(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

ing to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Iean Marie Drive, 9th (ninth) Election District, described as follows: ALL THAT LOT OF LAND Mncppc Reserv EXP 7/1/2006 1.6100 Acres. Assmt \$9,600 Map 106 Grid E3 Par 026 Lib 09987 F1 667 and assessed to Satterfield Charles L

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY Case Number: CAE 22-02210

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Jean Marie Drive in the 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 pro-

other things, that the amounts necessary for redemption have not

It is thereupon this 14th day of March, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of May, 2022, and redeem the property Jean Marie Drive 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's 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 (3-24,3-31,4-7)141566

ORDER OF PUBLICATION

c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff

Bernardo R. Flores

6400 FALLARD DRIVE

(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Election District, described as follows: ALL THAT LOT OF LAND Parcel A 4.9900 Acres, Queens Wood Assmt \$108,600 Lib 32120 Fl 314 and assessed to Flores Bernardo R.

PRINCE GEORGE'S COUNTY IN EQUITY

lector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this pro-

The Complaint states, among other things, that the amounts necessary for redemption have not

It is thereupon this 14th day of March, 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 general circultions. culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of May, 2022, and redeem the property 6400 Fallard Drive, Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff's title, free and

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

(3-24,3-31,4-7)141568

ORDER OF PUBLICATION

Plaintiff

Plaintiff,

LEGALS

LM File No.: 972-00001-Vidal LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 202 Frederick, MD 21701

ORDER OF PUBLICATION

Raymond Vidal,

VS.

Alliance Builders Co.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince Ğeorge's County, Maryland, described as Tri At Nw Cor Parcel A Eq.2097 Acres 9,134.0000 Sq.Ft. Fox Rest South Assmt \$91,300 Lib 06263 Fl 850 and being identified on the Tax Roll as Parcel ID: 10-1105246, and which may be known as Vacant lot on Larchdale Rd., Laurel, MD 20708, 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; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Tri At Nw Cor Parcel A Eq.2097 Acres 9,134.0000 Sq.Ft. Fox Rest South Assmt \$91,300 Lib 06263 Fl 850 and being identified on the Tax Roll as Parcel ID: 10-1105246, and which may be known as Vacant lot on Larchdale Rd., Laurel, MD

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-02207 TAX SALE

secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceed-

other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 14th day of March, 2022, by the Circuit Court for Prince George's County, Mary-

Order in some newspaper having circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 8th day of April, 2022, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 17th day of May, 2022, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or lease-

formed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this

MAHASIN EL AMIN Clerk of the Circuit Court for

(3-24,3-31,4-7) 141550

NOTICE

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

Substitute Trustees. Plaintiffs

Jermaine Hawkins

AND

Juanicia Carroll

14001 Old Marlboro Pike Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12158

fore the 11th day of April, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$277,400.00. The property sold herein is known as 14001 Old Marlboro Pike, Upper Marlboro, MD

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

(3-24.3-31.4-7)

ORDER OF PUBLICATION **BY POSTING**

Plaintiff

Blanca Villalobos Portillo,

Jose Diaz Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-04707

ORDERED, ON THIS 16th day of March, 2022, by the Circuit Court for Prince George's County, MD: That the Defendant, Jose Diaz, is hereby notified that the Plaintiff, has filed a Complaint For Sole Legal And Sole Physical Custody And Request For Factual Findings To Permit Application For Special Immigrant Juvenile Status, and therefore it is; ORDERED, that the Plaintiff may

serve process to the Defendant, Jose Diaz, in accordance with Maryland Rule 2-121(c) as follows:

By posting notice in a newspaper or publication of general circulation in the county in which the action is pending for three consecutive weeks and provide proof of publication to the Court; and it is further ORDERED, said posting to be completed by the 15th day of April, 2022, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-121(c), said posting to be completed by the 15th day of April, 2022, and it is further;

ORDERED that the DEFEN-DANT, Jose Diaz, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 15TH DAY OF MAY, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin Él Amin, Clerk 141562 (3-24,3-31,4-7)

NOTICE

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

Substitute Trustees, **Plaintiffs**

William J. Gill Sr

AND

Karen Y. Gill

7223 Winterfield Terrace Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39233

Notice is hereby given this 15th day of March, 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 15th day of April, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of

April, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$403,440.00. The property sold herein is known as 7223 Winterfield Terrace, Laurel, MD 20707.

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

True Copy—Test: Mahasin El Amin, Clerk

141549 (3-24,3-31,4-7)

LEGALS

NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

CARRIE M. WARD, et al.

Substitute Trustees/

ARNETTA V. COURTNEY

vs.

Defendant

6508 Gateway Boulevard Forestville, MD 20747

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07185

Notice is hereby given this 11th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6508 Gateway Boulevard, Forestville, MD 20747, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 11th day of April, 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 11th day of April, 2022.

The report states the purchase price at the Foreclosure sale to be \$242*.*000.00.

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUIS P BUCKSELL AKA: LOUIS P BUCKSELL II

Notice is given that Dionne Bucksell-Thomas, whose address is 6001 Surrey Square Lane, District Heights, MD 20747, was on March 23, 2022 appointed Personal Repre-sentative of the estate of Louis P Bucksell who died on February 5, 2022 with a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 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 undersigned on or before the earlier of the following dates:

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

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

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

DIONNE BUCKSELL-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. 124373 141619 (3-31,4-7,4-14)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT HENRY WHALON

Notice is given that Mary E Measday, whose address is 6902 Dartmouth Avenue, College Park, MD 20740, was on January 18, 2022 appointed Personal Representative of the estate of Robert Henry Whalon who died on December 1, 2021 with

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 18th 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 undersigned on or before the earlier of the

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

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

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

MARY E MEASDAY Personal Representative

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

Estate No. 123491 141622 (3-31,4-7,4-14)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of: GLORIA V. BOWDEN Estate No.: 122244

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Zanetta D. Bowden for judicial probate for the

A VIRTUAL hearing will be held on MAY 24, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time.

appointment of a personal represen-

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(3-31,4-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEATRICE YVONNE PAGAN

Notice is given that Terrea Brown, whose address is 1200 Bur-keton Road, Hyattsville, MD 20783, was on January 21, 2022 appointed Personal Representative of the estate of Beatrice Yvonne Pagan who died on December 2, 2021 with a will.

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

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

TERREA BROWN Personal Representative

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

> Estate No. 123521 (3-31,4-7,4-14)

LEGALS

NOTICE CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees/

141621

MARY L. MAYS AKA MARY L. MAYS CARROL (DECEASED) 2005 Ode Road Forestville, MD 20747

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03172

Notice is hereby given this 11th day of March, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2005 Ode Road, Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 11th day of April, 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 11th

day of April, 2022. The report states the purchase price at the Foreclosure sale to be \$322,500.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test:

Mahasin El Amin, Clerk 141538 (3-24,3-31,4-7)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD **PUBLIC HEARING**

A Public Hearing for Resolution R-13-22, Water Service Connection for the Property at 15460 Annapolis Road, is scheduled to be held at 8:00 p.m., Monday, April 18, 2022. Those wishing to provide testimony/comments for the pubspeak prior to the beginning of the meeting, or email written testimony/comments to city-clerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 = 100. submittal of written testimony/comments is 7:00 p.m., Monday, April 18, 2022. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityof-bowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityof-

> ALFRED D. LOTT City Manager

bowie.org.

141706

(4-7)

YOUR AD! Call

301-627-0900 for a quote.

Plaintiff

JEAN MARIE DRIVE

Prince George's County, Maryland

Any and all person having or claim-

The Complaint states, among

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

PUBLIC HEARING The City of Bowie's Annual Budget Ordinance for Fiscal Year 2023 and the Capital Improvements Program Resolution for Fiscal Years 2023-2028 will be introduced at a Special City Council Meeting at 8:00 p.m., Monday, April 11, 2022. Residents may attend the meeting in person in the Council Chambers at Residents Meeting in Person in the Council Chambers at City III 17001 Period Period Bowie City Hall, 15901 Fred Robin-

son Way, Bowie, MD 20716, or may view meetings online at www.city-

ofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channels 71 and 996. A Public Hearing concerning the Budget Ordinance and CIP Resolution is also scheduled to be held that evening. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the meeting beginning at 8:00 p.m., or email written testimony/comments to <u>city-clerk@cityofbowie.org</u>. Deadline for submittal of testimony / comments is 7:00 p.m., Monday, April 11, 2022. All interested residents are encour-

aged to attend. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org. The proposed Annual Budget and

CIP Resolution are scheduled for adoption on Monday, May 16, 2022.

ALFRED D. LOTT 141701

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: ANGELA LEILANI MARIE CHOCK Estate No.: 123760

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Juanita Ben-jamin for judicial probate for the appointment of a personal represen-A VIRTUAL hearing will be held on MAY 24, 2022 at 10:15 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

141633

(3-31,4-7)

Jay Perera

Prince George's County, Maryland

6400 Fallard Drive, Upper Marlboro, MD 20772, 15th (Fifteenth)

IN THE CIRCUIT COURT FOR Case Number: CAE 22-02211

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6400 Fallard Drive, Upper Marlboro, MD 20772 in the County of Prince George's, sold by the Col-

been paid.

clear of all encumbrances

True Copy—Test: Mahasin El Amin, Clerk

Jay Perera c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093

Maria S. Hinds fka Maria S. Roberts Glen Hinds

ALLENTOWN ROAD

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only) Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince

George's County Collector of State and County Taxes for said County Allentown Road, 6th (Sixth) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS Coxens Retreat 21,127.000

Par 399 Lib 10806 F1 585 and assessed to Roberts Maria S. IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Sqft. Asmt \$2,100 Map 106 Grid F2

Case Number: CAE 22-02212 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Allentown Road in the County of Prince George's, sold by the Col-lector of Taxes for the County of Prince George's and the State of Maryland 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 14th day of March, 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 general circulation in Prince George (County) culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 17th day of May, 2022, and redeem the property Allentown Road 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's title, free

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

(3-24,3-31,4-7)

and clear of all encumbrances.

141567

The object of this proceeding is to

ing.
The Complaint states, among

ORDERED, that notice be given by the insertion of a copy of this

hold, free and clear of all encum-The Defendants are hereby in-

Court against them.

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

Notice is hereby given this 11th day of March, 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 11th day of April, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

Mahasin El Amin, Clerk 141536

True Copy—Test: Mahasin El Amin, Clerk 141539 (3-24,3-31,4-7)

141632

THIS COULD BE

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 or Fax (301) 627-6260

ORDER OF PUBLICATION

Jay Perera c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff

Audrey Blackwell Rhonda Weaver, County Attorney

LARGO ROAD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Largo Road, 3rd (third) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS Pt Lot 1 Eq 3. 6142 Ac 3.6100 Acres. North East Marlbor. Assmt \$15,700 Lib 33861 F1 358 and

assessed to Blackwell Audrey. IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

IN EQUITY Case Number: CAE 22-02217

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Largo Road in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland 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 28th day of March, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 31st day of May, 2022, and redeem the property Largo Road 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's 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 (4-7,4-14,4-21)141659

THE PRINCE **GEORGE'S**

POST

Call 301-627-0900 Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID RANDALL MILLER

Notice is given that Jeff S Miller, whose address is 8921 Mount Bartlett Drive, Austin, TX 78759, was on March 28, 2022 appointed Personal Representative of the estate of **DAVID RANDALL** MILLER, who died on March 8, 2022 without a will.

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

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

JEFF S MILLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 124480

141734 (4-7,4-14,4-21)

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to install new antennas at centerline heights of 56 feet and 67 feet on a 63-foot building with an overall building neight of 71 feet at the approx, vicinity of 1101 Kennebac Street, Oxon Hill MD 20745. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, McKayla Grasham, m.grasham@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286,410-853-7128

<u>141737</u> (4-7)

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: 04/20/2022

Please contact the Revenue Authority of Prince George's County at:

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

2005 MERCURY GRAND MARQUIS

MD 1CJ7416 2MHHM75W35X645037 2013 CHEVROLET CRUZE MD 2EC1547 1G1PA5SG3D7328943

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

MD 7EF6443 5TDBT44A23S196292 2003 TOYOTA SEQUOIA

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

2009 BMW WBAPH535X9A437746 328I DC FT1466 2007 BUICK LACROSSE MD 5CY3603 2G4WC582271192617 VA UGY5723 2G4WS52M8V1467014 CENTURY 1997 BUICK 8ED9484 1N4AL3APXDC126028 2013 NISSAN ALTIMA MD

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

1999 TOYOTA CAMRY MD 6CJ7431 JT2BF28K5X0183942

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

2012 CHEVROLET IMPALA

VA UKU5847 2G1WF5E39C1290622

141741

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 19, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M

Notice is hereby given that on Tuesday, April 19, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-016-2022 – AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Deputy Sheriff's Association of Prince George's County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST: Donna J. Brown

Clerk of the Council

141739

(4-7,4-14)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

LENORA MOZELLE WAGNER Estate No.: 122730

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on JUNE 1, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee

PHONE: (301) 952-3250

P.O. Box 1729 Upper Marlboro, MD 20773-1729

141714 (4-7,4-14) THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: LENORA MOZELLE WAGNER Estate No.: 122730

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Cecil D. Boyd for judicial probate for the appointment of a personal representa-

tive.
A VIRTUAL hearing will be held on JUNE 1, 2022 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729

PHONE: (301) 952-3250 141715 (4-7,4-14)

COUNTY COUNCIL HEARING

LEGALS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

Notice is hereby given that on Tuesday, April 19, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearings:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC)
PROPOSED FISCAL YEAR 2023-2024 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2023-2028

> TUESDAY, APRIL 19, 2022 5:00 P.M.

Copies of the proposed budgets are available on the Maryland-National Capital Park and Planning Commission's website: <u>Budget Office</u> | <u>MNCPPC, MD</u>. Copies of the County Executive's recommendations are available on the County Council's Budget Portal: https://pgccouncil.us/454/Budget-Portal.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST: Donna J. Brown

Clerk of the Council 141740

LEGALS

CIPRIANI & WERNER, P.C. 6411 IVY LANE SUITE 600 GREENBELT, MD 20770

SUBSTITUTE TRUSTEE'S SALE OF VALUABLE FEE SIMPLE PROPERTY

(Known As) 606 59TH AVENUE FAIRMOUNT HEIGHTS, MD 20743

Under and by virtue of a decree and/or power of sale contained in a certain Deed of Trust, Security Agreement, Fixture Filing and Assignment of Rents and Leases from William James Reaves a/k/a William J. Reaves, III dated June 23, 2021 and recorded among the land records of Prince George's County, Maryland at Liber 45845, page 497, the holder of the indebtedness secured by said Deed of Trust, Security Agreement, Fixture Filing and Assignment of Rents and Leases having appointed Paul J. Cohen, Substitute Trustee for the purpose of foreclosure, default having occurred under the terms the undersigned Deed of Trust, and at the request of the party served thereby, Paul J. Cohen, Substitute Trustee will offer for sale at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 on,

TUESDAY, APRIL 26, 2022 AT 11:30 AM

ALL THAT FEE SIMPLE LOT OF GROUND AND THE IMPROVE-MENTS thereon situate and lying in Prince George's County, Maryland and generally known as 606,59th Avenue, Fairmount Heights, MD 20743 as more fully described in the aforesaid Deed of Trust, a copy of which may be obtained from the Substitute Trustee.

The Property is believed to be improved by a dwelling.

TERMS OF SALE: A deposit of \$10,000.00 in cash or certified funds will be required of the purchaser(s) at time and place of Auction Sale. The Deposit must be increased to an amount equal to ten percent (10%) of the purchase price and delivered no later than 12:00 PM (NOON) on Wednesday, April 27, 2022, to the office of the Auctioneer located at 912 E. 25th Street, Baltimore, MD 21218. Balance due in cash or certified funds within twenty (20) days following final ratification of the sale by the Circuit Court for Prince George's County, Maryland. Interest to be paid on the unpaid purchase price at the rate of 6.00% per annum from day of Auction Sale to date of settlement. Time shall be of the essence with respect to settlement by the purchaser(s). The Substitute Trustee reserves the right, in his sole discretion, to reject any and all bids or withdraw the Property from sale at any time before or at the Auction. The party secured herein, if a bidder, shall not be required to post a deposit or pay interest. In the event the purchaser(s) fails to go to settlement as required, the deposit shall be forfeited and the Property resold at the risk and expense of the defaulting purchaser. If the Substitute Trustee is unable to convey title, the purchaser's sole remedy in law and in equity shall be limited to a refund of the deposit and the sale shall be considered null and void and of no effect. Taxes, ground rent, water rent and all other public charges and assessments, payable on an annual basis, including special paying taxes and/or metropolitan district charges, shall be adjusted to date of auction sale and assumed the reafter by the shall be adjusted to date of auction sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes, document preparation, title insurance, survey costs and all other settlement expenses incidental to the conveyance of the Property shall be borne by the purchaser. The Property will be sold in an "AS IS" condition, without any warranties or representations either express or implied as to the nature, condition or description of the improvements thereon and subject to all easements, conditions, restrictions, rights of redemption, covenants, encumbrances, such state of facts that an accurate survey or physical inspection of the Property might disclose and agreements of record affecting the same, if any Purchaser shall be responsible for obtaining physical possession of the Property. In addition, the Property will be added to the property of will be sold subject to all existing housing, building and zoning code violations, and subject to all environmental problems and violations which may exist on or with respect to the Property and subject to all matters and restrictions of record affecting the same, if any. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the Auction Sale takes place. The Purchaser will hold harmless and indemnify the Auctioneer as well as the Substitute Trustee and all employees and agents of the foregoing against any and all claims and/or actions arising out of Auctioneer's participation in the auction from date of sale to date of settlement, including without limitation, expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with any liability, suit, action, loss or damage as a result of Auctioneer's participation in the auction. Purchaser acknowledges the requirements of MD Code, Real Property, § 14-126.1, et. seq. Internet-based Foreclosed Property Registry, which requires that this Property be registered with the MD Foreclosed Property Registry. The information contained herein was obtained from sources deemed to be reliable. ion contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Substitute Trustee, Auctioneer and Secured Party do not make any representations or warranties with respect to the accuracy of this information.

Paul J. Cohen, Substitute Trustee

JONATHAN MELNICK AUCTIONEERS, INC. 912 E. 25th Street, Baltimore, MD 21218 410-366-5555 www.melnicknewell.com

<u>141742</u> (4-7,4-14,4-21)

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: 04/20/2022

Please contact the Revenue Authority of Prince George's County at:

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

1998 HONDA CIVIC 2001 CHEVROLET TRACKER 1HGEJ7124WL033233 2CNBJ13C516904870

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

2005 INTERNATIONAL 4300 1HTMMAAL65H107960 1987 CHEVROLET P-SERIES MD 9DW0867 1GBHP32K1H3323017 2003 CHEVROLET SILVERADO MD 6DG4564 1GCJC39123E218473

> **ID TOWING** 2817 RITCHIE RD FORESTVILLE MD 20747 301-967-0739

2007	CADLLAC	DTS	VA	UAF2881	1G6KD57Y67U195324
2009	CHEVROLE	T IMPALA			2G1WT57N991220912
2016	CHEVROLE	Γ MALIBU	MD	1EJ7609	1G1ZE5ST6GF303488
2009	NISSAN	SENTRA	DC	GM1180	3N1AB7AP4KY351489
1999	HONDA	ACCORD	MD	8DL6340	1HGCG1648XA037134
2006	FORD	FREESTAR	VA	UNV1064	2FMZA51626BA37848
1999	TOYOTA	CAMRY	VA	KAP1970	JT2BG22K8X0332284
2008	NISSAN	ALTIMA			1N4AL24E98C173061
2015	NISSAN	VERSA	DC	FS0918	3N1CN7AP0FL907770
2011	TOYOTA	CAMRY			4T1BF3EK9BU769218
2010	FORD	FUSION	MD	88692CH	3FAHP0JA4AR163232
2005	DODGE	CARAVAN	VA	USL4822	1D4GP25E35B237509
2005	CADILLAC	ESCALADE	MD	5ES3327	1GYEK63N65R128475

(4-7,4-14)141743 (4-7)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

> **15316 JENNINGS LANE BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Walter N. Asah, dated April 16, 2018 and recorded in Liber 40812, Folio 93 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$422,211.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Mariboro, MD 20772 [front of Main St. outrages to Duval Wing of courthouse complex-all courthouse 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 APRIL 26, 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 \$40,000.00 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 purthe 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 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated, or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

(4-7,4-14,4-21) 141666

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

2417 KELFORD LANE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Sylvia I Dunlap, dated August 15, 2007 and recorded in Liber 29664, Folio 111 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$499,500.00, and an original interest rate of 5.780%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 APRIL 26, 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 \$35,000.00 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and 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 loop with the loop carrier in the diagram. the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

(4-7,4-14,4-21)141667

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

7902 VANITY FAIR DRIVE **GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Samuel Mensah, and Betty A. Mensah, dated September 19, 2007 and recorded in Liber 29262, Folio 492 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$308,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on APRIL 26, 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, f any and with no warranty of any kind. A deposit of \$29,000.00 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 purthe 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 rout or cond./ HOA assessments not charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

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

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

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

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> Proudly Serving Prince George's County Since 1932

LEGALS

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

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

3806 DEVIL TREE COURT, UNIT 15E **HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Anthony Miller aka Anthony L. Miller, dated March 19, 2004, and recorded in Liber 21495 at folio 398 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

APRIL 12, 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

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 \$12,000.00 at the time of sale. If the noteholder and/or servicer cretion, for \$12,000.00 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 sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 deligence that the Colories. purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603226)

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

(3-24,3-31,4-7)

141541

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

141543

LEGALS

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

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

3605 24TH AVENUE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Sheila Denise Hamilton, dated December 1, 2006, and recorded in Liber 26715 at folio 394 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

APRIL 12, 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

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 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 propwithin interest days of ratification, the deposit will be foreleted 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 the setter by the purchaser. Condominium fore and/or homeouners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 he responsible for obtaining physical possession of the property. 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 # 20-604699)

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

(3-24,3-31,4-7)

LEGALS

DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION

NOTICE OF TENTATIVE DETERMINATION, PUBLIC HEARING, AND OPPORTUNITY TO SUBMIT WRITTEN COMMENTS

SECOND NOTICE

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of an application for a Permit to Construct submitted by by Arlington Crematory, Inc. on July 2, 2021, for the installation of one (1) human crematory. The proposed installation will be located at 2313 51st Place, Hyattsville, MD 20781

The issuance of the Permit-to-Construct for this facility will be the subject of a Public Hearing to be held on Thursday, April 14th 2022 at 6:30 PM at the Bladensburg Volunteer Fire Department located at 4213 Edmonston Road, Bladensburg, MD 20710.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit-to-Construct can be issued. A final determination on the issuance of the permit will be made after review of all pertinent information presented at the virtual and in-person public hearings, or received in written comments. Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection on the Department's website at the following link:

https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/index.aspx

Persons who wish to make a statement concerning this application at the hearing are requested to provide the Department with a copy of their statement. In lieu of oral statements at the hearing, written comments may be submitted at the time of the hearing or to the Department no later than May

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than May 2, 2022. The public comment period may only be extended one time for a 60-day period.

All requests for an extension to the public comment period and all written comments should be directed to the attention of Ms. Shannon Heafey, Air Quality Permits Program, Air and Radiation Management Administration, 1800 Washington Boulevard, Baltimore, Maryland 21230.

The Department will provide an interpreter for deaf and hearing impaired persons provided that a request is made for such service at least five (5) days

prior to the hearing. Further information may be obtained by e-mailing Shannon Heafey at

(4-7)

George S. Aburn, Jr., Director Air and Radiation Administration

shannon.heafey@maryland.gov or by calling 410-537-4433.

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD **SUITE 301** LINTHICUM HEIGHTS, MD 21090

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

6912 40TH AVENUE UNIVERSITY PARK, MD 20782

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio Meivin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 prayiously scheduled on payt day that court sits.] at time previously scheduled, on next day that court sits], on APRIL 26, 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 \$35,000.00 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 purchaser may be a composed the product the product to the product the product to the product the product the product to the product the product to the product the product to the product to the product to the product the product the product to the product the product the product to the product chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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, 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 www.melnicknewell.com

141669

(4-7.4-14.4-21)

LEGALS

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

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

7521 NORTHERN AVENUE GLENN DALE, MARYLAND 20769

By virtue of the power and authority contained in a Deed of Trust from Jonathan C. Brown aka Jonathon C. Brown, dated December 13, 2006, and recorded in Liber 27259 at folio 400 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

APRIL 26, 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

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 \$11,000.00 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 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 assessments. 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 association dues, it any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602983)

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

141651

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

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

3724 STONESBORO RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated October 30, 2018, recorded in Liber 41515, Folio 469 among the Land Records of Prince George's County, MD, with an original principal balance of \$314,204.00, 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

APRIL 26, 2022 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement. 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 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. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 343005-1)

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

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<u>141660</u> (4-7,4-14,4-21)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2611 LAKEHURST AVE. **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated January 6, 2017, recorded in Liber 39152, Folio 57 among the Land Records of Prince George's County, MD, with an original principal balance of \$235,651.00, 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.),

APRIL 26, 2022 AT 11:07 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 \$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 purchase 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 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 fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, rejected a pariety of the loan service in the date of the loan service in the loan service in the date of the loan service in the loan serv 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. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 336084-1)

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

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<u>141661</u> (4-7,4-14,4-21)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

52 DAIMLER DR., UNIT #107 CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated October 4, 2005, recorded in Liber 23551, Folio 681 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,000.00, 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.),

APRIL 26, 2022 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit One Hundred Seven (107) in the "Central Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event this sale 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 cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 334179-2)

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

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12106 REARDON LN. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006, recorded in Liber 27167, Folio 183 among the Land Records of Prince George's County, MD, with an original principal balance of \$75,000.00, 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

APRIL 26, 2022 AT 11:11 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 \$8,000 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 extraining physical condominium fees and for the date of sale. purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 147665-9)

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

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