NOTICE

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

Plaintiffs vs.

Vincent Dawes

Defendant

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

CIVIL NO. CAEF 20-07771

ORDERED, this 28th day of December, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1212 Chapelwood Lane, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, O'Sullivan, unless cause to the contrary thereof be shown on or before the 30th day of January, 2023 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 30th day of January, 2023, next. The report states the amount of

sale to be \$227,847.80. MAHASIN EL AMIN

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

(1-5,1-12,1-19) 143648

NOTICE

LEGALS

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

Substitute Trustees/

JESSEREAN INGRAM . 13142 Brooktree Lane Laurel, MD 20707

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-13026

Notice is hereby given this 30th day of December, 2022, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13142 Brooktree Lane, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each f three successive weeks before the

30th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be

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

143666 (1-12,1-19,1-26)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board) REGULAR SESSION

JANUARY 24, 2023

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

TRANSFER OF LOCATION

Malkit Singh, Managing Member/Authorized Person, Stephanie Carter, Member/Authorized Person, James L. Cook, Member/ Authorized Person, for a Class B+, Beer, Wine and Liquor for the use of MRK Liquors, LLC, t/a Glenarden Wine & Spirits, 2019 St. Joseph's Drive, Suite 105, Bowie, 20721 transfer from 24/7 MH Grocery & Restaurant, LLC, t/a 24/7 MH Grocery & Restaurant, 3210 Branch Avenue, Clinton, 20735, Israt Jahan, Member-Manager.

TRANSFER

Xing Chen, President, Cui E. Lin, Vice President for a Class A, Beer, Wine and Liquor for the use of Sea and Sky, Inc., t/a GI Liquors, 6712 Suitland Road, Suitland, 20746 transfer from Sea and Sky, Inc., t/a GI Liquors, 6712 Suitland Road, Suitland, 20746, Soyeong Chun, President/Treasurer, Qiping Liao, Vice President/Secretary.

Jose De Leon, Co-Managing Member, Natividad De Leon, Co-Managing Member for a Class B(R), Beer and Wine for the use of Flordom, LLC, t/a Curzi's Seafood Restaurant, 3006 Hamilton Street, Hyattsville, 20782 transfer from Flordom, LLC, t/a Curzi's Seafood Restaurant, 3006 Hamilton Street, Hyattsville, 20782, Domingo Manana, President/Secretary/Treasurer.

Monir Hossain, President for a Class D(R), Beer and Wine for the use of Nassir, Inc., t/a Orbit Beer & Shop, 9900 Greenbelt Road, Suite J, Lanham, 20706 transfer from Orbit Beverage, LLC, t/a Orbit Beer &

Wine, 9900 Greenbelt Road, Suite J, Lanham, 20706, Dinesh Madaan, Managing Member.

Antoniese Ruffin, Owner for a Class B, Beer, Wine and Wine for the use of Cheer at 301, LLC, t/a Nipsey's Restaurant & Grill, 5753 Crain Highway, Upper Marlboro, 20772 transfer from Lonnie Moses JR, LLC, t/a Nipsey's Restaurant & Grill, 5753 Crain Highway, Upper Marlboro, 20772, Lonnie Moses, Jr.,

Gurcharan Singh Boparai, President/Treasurer, Pratapray D. Parsana, Vice President/Secretary for a Class A, Beer, Wine and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744 transfer from Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary / Treasurer.

Aishu Pandya, Managing Member/Authorized Person, for a Class D, Beer and Wine for the use of Rashakti, LLC, t/a Lucky Mart, 4201 Bladensburg Road, Colmar Manor, 20722 transfer from Lucky Mart, LLC, t/a Lucky Mart, 4201 Bladensburg Road, Colmar Manor, 20722, Jaskaran Singh Gill, Managing Member, Tammy D. Stubblefield, Assistant Managing Member.

NEW- CLASS C(CLV), BEER WINE AND LIQUOR

Felicia Powell, Commander, Melvin F. Graves, Judge Advocate, Ryland Alston, 1st Vice Commander, for a Class C(CLV), Beer, Wine and Liquor for the use of Glenarden American Legion Post 275, Inc., t/a Glenarden American Legion Post 275, 8201 Martin Luther King Jr. Hwy, Glenarden, 20706.

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

Edward Reynolds, Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Clout Southern Cuisine & Lounge, LLC, t/a Clout Southern Cuisine & Lounge, 731 Cady Drive, Fort Washington, 20744.

NEW- CLASS B, BEER, WINE AND LIQUOR

Luis Ponce, Member, Maria Delgado, Member, for a Class B. Beer, Wine and Liquor for the use of El Chaparral, LLC, t/a El Chaparral, 15101 Baltimore Avenue, Suite 111, Laurel, 20707.

Maria M. Fernandez de Treio, President, Maribel G. Zelaya, Vice President, for a Class B, Beer, Wine and Liquor for the use of Magdalena's Restaurant, Inc., t/a Magdalena's Restaurant, 6367 Livingston Road, Oxon Hill, 20745.

Alexander Asong, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Zactech Solutions, LLC, t/a King Pollo, 8321 Annapolis Road, New Carrollton,

Luis R. Villatoro, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Sabor Latino Restaurant, Inc., t/a Sabor Latino, 2338 University Blvd East, Hyattsville, 20783.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 24, 2023. 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

Terence Sheppard Director January 5, 2023

143707

(1-12,1-19)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on February 24, 2023 and will be heard on April 25, 2023. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 99, 17 BL 100, 17 B 101, 17 BL

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, February 8, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 5, 2023

143708 (1-12,1-19)

NOTICE OF REPORT

LEGALS

CAPITAL COVE AT NATIONAL PROPERTY OWNER'S ASSOCIA-

OF SALE

Plaintiff

Jerry Rehrer

TION, INC.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF22-26690

NOTICE is hereby given this 27th day of December, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 27th day of January, 2023; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 27th day of January, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 9800.21. The property sold herein is One 605,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (1-5,1-12,1-19)

ORDER OF PUBLICATION

SIKANDER AASIM

PLAINTIFF,

JOSEPH A. GILBERT, et al.

All unknown owners of the property and any person having or claiming to have an interest in the property known as: Tax Acct No.: 02-0087288, Outlot A 4,786.0000 Sq. Ft. Decatur Heights, A Blk 13, 000000 Upshur St, Bladensburg MD 20710, and Lib 06671 Fl 924 among the land records of Prince George's County, Maryland

All testate and intestate successors, if any, of Joseph A. Gilbert, unknown if deceased, and all persons claiming by, through, or under the individual unknown if deceased

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-000124

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

Account No.: 02-0087288 Being known and designated as Outlot A 4,786.0000 Sq. Ft. Decatur Heights_A Blk 13 Assmt \$567 Lib 06671 Fl 924 and assessed to Gilbert Joseph A. Known as: 000000 Upshur St, Bladensburg MD 20710

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 9th day of January, 2023, 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 a general circulation in Prince George's County once a week for 3 successive weeks warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

143726 (1-19,1-26,2-2) LM File No.: 1742-00001-Rosser

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305 Frederick, MD 21701

ORDER OF PUBLICATION

Lisa Rosser,

Plaintiff, vs.

Charles Henry Craig; Shirley L. Craig; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995, and which may be known as 13800 Tower Rd., Brandywine, MD 20613, 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, described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995, and which may be known as 13800 Tower Rd., Brandywine, MD 20613, Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000123 (TAX SALE)

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

described as 20,000.0000 Sq.Ft. Early Manor Sub Lot 13 Assmt \$77,667 Lib 04823 Fl 027 and being identified on the Tax Roll as Parcel ID: 11-1140995 and which may be known as 13800 Tower Rd., Brandywine, MD 20613.

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

It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, ORDEREĎ, 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) consecutive weeks, the last insertion on or before the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting 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

(1-19,1-26,2-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUCY LOUISE HARRIS **AKA: LUCILLE HARRIS**

Notice is given that Diane Harris Moore, whose address is 5102 Cheshire Lane, Lanham, MD 20706, and Brenda Harris, whose address is 3504 Ripplingbrook Court, Bowie, MD 20721, were on December 13, 2022 appointed Co-Personal Repre-sentatives of the estate of Lucy Louise Harris who died on October 15, 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 13th day of June, 2023.

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; 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.

DIANE HARRIS MOORE BRENDA HARRIS 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. 127333

143764

(1-19,1-26,2-2) 143647 (1-5,1-12,1-19)

LEGALS

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

ORDER OF PUBLICATION

Plaintiff

vs. **JOHN T MCKENZIE**

AND

LINDA I MCKENZIE

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

200 ELEVENTH ST LAUREL, MD 20707

Unknown Owner of the property 200 ELEVENTH ST described as follows: Property Tax ID 10-1050756 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

PRINCE GEORGE'S COUNTY, **MARYLAND**

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000117

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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:

WARFIELD TRACT LOT 10 & S 20 FT OF LOT 9 BLK 1, Assmt 294,333.00 Lib 05924 FI 049 and assessed to JOHN T MCKENZIE and LINDA J MCKENZIE, also known 200 ÉLEVENTH ŚT, LAUREL MD 20707, Tax Account No. 10-1050756 on the Tax Roll of the Direc-

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

It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given y the insertion of a copy of this

Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 143722 (1-19,1-26,2-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

KATHY ELIZABETH DANIEL Notice is given that Krystal E Wilcox, whose address is 12500 Martin Road, Brandywine, MD 20613, was on December 21, 2022 appointed Personal Representative of the estate of Kathy Elizabeth Daniel, who died on November 12,

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 21st 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 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.

> KRYSTAL E. WILCOX Personal Representative

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

Estate No. 127503

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

JAMES T LASHLEY, SR

AND

JOYCE V LASHLEY

AND

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

626 FERNLEAF AVE CAPITOL HEIGHTS, MD 20743

Unknown Owner of the property 626 FERNLEAF AVE described as follows: Property Tax ID 18-2058527 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

MARYLAND

PRINCE GEORGE'S COUNTY,

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000118

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:

CARMODY HILLS BLK E, Assmt 185,600.00 Lib 03932 Fl 936 and assessed to JAMES T LASHLEY, SR and JOYCE V LASHLEY, also known as 626 FERNLEAF AVE, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-2058527 on the Tax Roll of the Director of Finance.

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

of sale has expired. It is thereupon this 9th day of January, 2023, by the Circuit Court for

Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

143723

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(1-19,1-26,2-2)

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK ROY BROOKS

Notice is given that Shirley T. Pitts, whose address is 14905 Jensford Court, Bowie, MD 20721, was on December 16, 2022 appointed Personal Representative of the estate of Frank Roy Brooks, who died on November 14, 2022 without a

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

Further information can be ob-

tained by reviewing the estate file in

Wills on or before the 16th day of June, 2023. 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.

SHIRLEY T. PITTS Personal Representative

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

143754

Estate No. 127406 (1-19,1-26,2-2)

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

16016 JERALD RD. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 8, 2019, recorded in Liber 41991, Folio 396 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 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 \$41,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 345184-1)

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

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



auctioneers

(1-5,1-12,1-19)

908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

143662

143715

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

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

6547 RONALD ROAD **CAPITOL HEIGHTS, MARYLAND 20743**

By virtue of the power and authority contained in a Deed of Trust from Chuter Coerbell, dated June 20, 2005, and recorded in Liber 22696 at folio 652 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, 20772, on

FEBRUARY 7, 2023 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.875% 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 airly, 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 # 22-601461)

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

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

(1-19,1-26,2-2)

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

3914 OGLETHORPE ST. **HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006, recorded in Liber 25300, Folio 686 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:54 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 sub-ject 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. 331536-1)

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

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



143658

143717

908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

143659 (1-5,1-12,1-19)

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

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

115 STAN FEY DRIVE **UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Tonia Gray and Jerome Gray, dated July 19, 2005, and recorded in Liber 23101 at folio 542 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772,

FEBRUARY 7, 2023 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 such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-603273)

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

LEGALS

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

9105 FOX PARK RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25528, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$355,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:52 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

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, 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. 347531-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

(1-5,1-12,1-19)

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

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

13821 AMBERFIELD COURT UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Delfis Worthy aka Delfis R. Worthy aka Mahmoud Wissam Abdullah, dated November 13, 2006, and recorded in Liber 26896 at folio 556 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 At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

FEBRUARY 7, 2023 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 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 \$13,000.00 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 7.95% 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 thereofter by the purchaser. Condominium fore and/or homeowyears. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38668)

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

(1-19,1-26,2-2)

143716 (1-19,1-26,2-2)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15950 ALAMEDA DRIVE **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Mark David Hodge, and Deborah Ann Hodge, dated August 24, 2007 and recorded in Liber 29017, Folio 597 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JANUARY 24, 2023, 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143642 (1-5,1-12,1-19)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

BETTY M. CRAWFORD

Estate No.: 120075

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

tition has been filed by Thomas I.

Kokolis for judicial probate for the

appointment of a personal represen-

Main Street, Room D4010, Upper Marlboro, MD on April 6, 2023 at

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

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

CHRISTINE M. MITCHELL

Estate No.: 126904

NOTICE OF

JUDICIAL PROBATE

(1-12,1-19)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

above estate:

A hearing will be held at 14735

You are hereby notified that a pe-

above estate:

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

In The Estate Of: JOYCE OKPAH AKA JOYCE ANN HOLLISTER OKPAH

Estate No.: 125218

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

You are hereby notified that a petition has been filed by Constance Thompson for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 30, 2023 at

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

143677 (1-12,1-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JOYCE ANN HOLLISTER OKPAH Estate No.: 125218

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ozor Peter Okpah for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 30, 2023 at 10:30 A.M.

This hearing may be transferred or ostponed 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

(1-12,1-19)

143680

143678

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

(1-12,1-19)

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.

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

8002 POWHATAN STREET **NEW CARROLLTON, MD 20784**

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Ngoan Le, dated January 22, 2007 and recorded in Liber 27244, Folio 107 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JANUARY 24, 2023, 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 purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143643 (1-5,1-12,1-19)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

DIONNA MARIE CALDWELL

Estate No.: 125157

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Christina

Taylor for judicial probate for the

appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 2, 2023 at

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.

Upper Marlboro, MD 20773-1729

In The Estate Of:

CHARLOTTE DIANE

DREW-THORNTON

Estate No.: 124804

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Harry N. Drew, III for judicial probate of the will dated August 7, 2020 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 2, 2023 at

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

(1-12,1-19)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

above estate:

143671

above estate:

tative.

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: BARBARA JEAN SOLOMON Estate No.: 126716

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 6, 2023 at 10:30 A.M.
This hearing may be transferred or

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

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

<u>143681</u> (1-12,1-19)

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

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

AKA THETIS M. MEBANE

Estate No.: 126336

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the To all Persons Interested in the

143682

above estate: You are hereby notified that a pe-You are hereby notified that a petition has been filed by Thomas J. tition has been filed by Thomas J. Kokolis for judicial probate for the Kokolis for judicial probate for the appointment of a personal representative. appointment of a personal represen-A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 6, 2023 at 10:30 A.M.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 6, 2023 at 10:30 A.M.

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

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

(1-12,1-19)

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

143672 (1-12,1-19)

LEGALS

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

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

2304 MITCHELLVILLE ROAD **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorraine E. Webb, dated April 5, 2019 and recorded in Liber 41987, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,500.00, and an original interest rate of 5.019%, 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 JANUARY 24, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

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

<u>143644</u> (1-5,1-12,1-19)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

WALTER PAUL EDWARDS

Estate No.: 117539

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe

tition has been filed by PERRY BECKER for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper

Marlboro, MD on March 21, 2023 at 10:30 A.M.

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

tained by reviewing the estate file in

the Office of the Register of Wills.

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

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

JOANNE J. SCOTT

Estate No.: 126454

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Rosoe L. Scott for judicial probate of the will

dated March 28, 2017 and for the ap-

pointment of a personal representa-tive.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 27, 2023 at

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

(1-12,1-19)

REGISTER OF WILLS FOR

P.O. Box 1729

143675

Prince George's County Cereta A. Lee

This hearing may be transferred or

above estate:

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JEFFREY ALEXANDER, SR. Estate No.: 125631

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Jeffrey Alexander, Jr. for judicial probate for the appointment of a personal

representative.
A hearing will be held at 14735
Main Street, Room D4010, Upper Marlboro, MD on March 2, 2023 at 10:30 A.M.

This hearing may be transferred or ostponed 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

143673 (1-12,1-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: JEFFREY ALEXANDER, SR. Estate No.: 125631

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Meredith Alexander for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 2, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 PHONE: (301) 952-3250

143674

UPPER MARLBORO, MD 20773-1729

(1-12,1-19)

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

10:30 A.M.

above estate:

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

PHONE: (301) 952-3250

(1-12,1-19)143676

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: WILLIE BENJAMIN HILL Estate No.: 127089

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 27, 2023 at 10:30 A.M.

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

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

(1-12,1-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JANET CECELIA JONES Estate No.: 127161

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 27, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

143690 (1-12,1-19)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION **MONDAY, JANUARY 9, 2023**

Charter Amendment Resolution No. CA-23-01

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-301, NUMBER SE-LECTION AND TERM, OF THE CHARTER OF THE CITY OF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13) TO DISTINGUISH THE WARD AND AT-LARGE COUN-CILMEMBERS., pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering and distinguishing between the At-Large and Ward Council representatives.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Marvland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City Clerk at:

> Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19.1-26.2-2.2-9)143775

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-02

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT TO AMEND C-302, QUALIFICATIONS OF A COUNCILPERSONS, OF THE CHARTER OF THE CITYOF SEAT PLEASANT(as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code, for the purpose of altering the minimum age for holding political office, and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9) 143776

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-03

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT TO AMEND C-309, FILLING OF VACANCIES, OF THE CHARTER OF THE CITYOF SEAT PLEAS-ANT (as published in Municipal Charters of Maryland, Vol. 13.), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of including each political office and section in the Charter to be filled when a vacancy occurs, and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

143777

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-05

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-401, QUALIFI-CATIONS OF MAYOR, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to alter the Minimum Age to Run for Political Office.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-06

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-604, REMOVAL OF MEMBERS, OF THE CHARTER OF THE CITYOF SEAT PLEAS-ANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering the removal of members from the Board of Supervisor of Elections.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023

Copies of this legislation are also available from the Office of the City Clerk at:

> Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

143780 (1-19,1-26,2-2,2-9)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

MARTINE ELIE 7053 Palamar Terrace

Lanham, MD 20706 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44225

Notice is hereby given this 10th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7053 Palamar Terrace, Lanham, MD 20706, 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 10th day of February, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

10th day of February, 2023.

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 True Copy—Test: Mahasin El Amin, Clerk

143734 (1-19,1-26,2-2)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

ANH TUAN TRAN 4505 Josephine Avenue Beltsville, MD 20705 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-25429

Notice is hereby given this 6th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4505 Josephine Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, 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 6th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be

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

(1-19,1-26,2-2)143738

NOTICE CARRIE M. WARD, et al

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs

KEVIN J. TURNER (DECEASED) 12901 Argyle Circle Fort Washington, MD 20744

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20244

Defendant(s).

Notice is hereby given this 5th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12901 Argyle Circle, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, 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 6th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$366,000.00.

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

143736 (1-19,1-26,2-2)

NOTICE

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

Estate of Clifton C. Matthews aka Clifton C. Matthews Sr. Defendant

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

CIVIL NO. CAEF 20-11288

ORDERED, this 10th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9122 Belleau Trl, Fort Washington, Maryland 20744 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of February, 2023, next. The report states the amount of sale to be \$204,000.00.

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

143740

(1-19,1-26,2-2)

LEGALS

NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2004	HYUNDAI	SONATA	KMHWF35H14A009861
2006	NISSAN	ALTIMA	1N4AL11D96N333978
1995	MAZDA	MPV	IM3LV5234S0709298
2006	FORD	MUSTANG	1ZVFT80N665218710
2004	BUICK	LESABRE	1G4HP54KX44166821
2002	HYUNDAI	SONATA	KMHWF35H62A515196
2005	INFINITI	G35	INKCV54E35M400893
2005	FORD	EXPLORER	1FMZU73K75UC02458
2009	MERCEDES	C300	WDDGF81X19R071424
2001	KIA	SPORTAGE	KNDJB723115093369
2015	HYUNDAI	SONATA	5NPE34AF0FH104409
2007	CHEVY	EOUINOX	2CNDL73FX76248304
2001	MERCEDES	C	WDBRF61J01F088528
2008	BMW	535	WBANV93598CZ63568
2008	CHEVY	IMPALA	2G1WT58K689277329
2001	TOYOTA	SOLARA	2T1CF22P01C496460
2004	HONDA	CIVIC	JHMES96624S001711
2014	FORD	FIESTA	3FADP4EJXEM217801
2008	TOYOTA		RA 4T1CE30P98U762529
2006	NISSAN	ALTIMA	1N4AL11D46N340966
2011	FORD	CROWN VIC	2FABP7BVXBX117567
2005	CHEVY	SILVERADO	1GCEC14X95Z247109
2003	HYUNDAI	ELANTRA	KMHDN45D41U154934
2010	FORD	FUSION	3FAHP0HA2AR227404
2010	CHEVY	TRAVERSE	1GNLRGED9AJ261332
1995	BMW	525I	WBAHD6320SGK49395
2013	DODGE	CHARGER	2C3CDXBG8DH502975
2013	HYUNDAI	TUCSON	KM8J2CA4XLU203858
1998	CHEVY	EXPRESS	1GCHG35R7W1096915
2008	NISSAN	ALTIMA	1N4AL21EX8C261752
2008	NISSAN	VERSA	3N1CE2CP8HL355762
2017	HONDA	CRV	5J6RE48737L007920
2007	SUZUKI	XL7	2S3DB217186107551
2008	TOYOTA	AVALON	4T1BF28B72U264476
2002	CHEVY	EXPRESS	1GBJG31R811118120
2012	CHEVY	MALIBU	*
2012	NISSAN	ALTIMA	1G1ZB5E0XCF246927 1N4AL3AP6DC188056
2007	HYUNDAI CHEVY	TUCSON COBALT	KM8JN12D45U071127 1G1AM18B667648066
2006			
1998	HONDA	ACCORD	1HGCG1642WA025172
1995	CHEVY	SILVERADO	1GCEC19KXSE197613
2007	FORD	F150	1FTRX12W47FB64787
2004	CHEVY	TAHOE	1GNEC13V34J285360
2004	SUZUKI	XL7	JS3TX92V844106637
143784			(1-19

(1-19)

Jacob Deaven, Esquire

Parker, Simon, & Kokolis, LLC

110 N. Washington Street,

Suite 500

Rockville, MD 20850

301-656-5775

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM HENRY BURTON

Notice is given that Thomas J. Kokolis, whose address is 110 N Washington Street, Suite 500 Rockville, MD 20850, was on December 29, 2022 appointed Personal Representative of the estate of

Representative of the estate of William Henry Burton, who died on February 17, 2021 without a will.

Further information can be ob-

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

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 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

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

other delivery of the notice.

tative or the attorney.

the following dates:

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF ANNIS OATELIA CREESE Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500 Rockville, MD 20850, was on December 29, 2022 appointed Personal Representative of the estate of Annis Oatelia Creese, who died on April 5, 2020 without a will.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE

143757

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

(1-19,1-26,2-2)

Estate No. 125182

To Subscribe Call The Prince George's Post at 301-627-0900

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120315 (1-19,1-26,2-2)

CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

> 6002 LADD ROAD SUITLAND, MD 20746

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Tenora A. Phillips, dated October 19, 2006 and recorded in Liber 27133, Folio 525 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,000.00, and an original interest rate of 8.000%, 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 previously scheduled, on next day that court sits], on JANUARY 24, 2023, 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 \$6,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

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

Nicole T. Livingston, Esquire

143645

Council Baradel Kosmerl & Nolan, P.A. 125 West Street, 4th Floor Annapolis, MD 21401 410-268-6600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

KATHERINE KARAS GONZALEZ

Notice is given that Jose Gonzalez, whose address is 2059 Shore Drive, Edgewater, MD 21037, was on December 28, 2022 appointed Personal Representative of the estate of Katherine Karas Gonzalez who died on July 19, 2016 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 June, 2023.

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.

JOSE GONZALEZ Personal Representative

CERETA A. LEE

143667

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

Estate No. 110383 (1-12,1-19,1-26)

LEGALS

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

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

516 68TH PLACE **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Martin Jobe, dated February 7, 2008 and recorded in Liber 29347, Folio 113 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$180,592.00, and an original interest rate of 4.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JANUARY 31, 2023, 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 \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

(1-12,1-19,1-26)<u>143703</u>

LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Joe M Johnson, whose address is 8512 Stock Drive, Lusby, MD 20657, was on De-

cember 14, 2022 appointed personal representative of the small estate of

Lucille J Mackey who died on No-

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 of the following dates:

(1) Six months from the date of the

(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

JOE M JOHNSON

REGISTER OF WILLS FOR

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 127525

(1-19)

vember 19, 2022 with a will.

tative or the attorney.

of this Notice.

decedent's death; or

thereafter.

Cereta A. Lee

P.O. Box 1729

143742

IN THE ESTATE OF LUCILLE J MACKEY

LEGALS

(1-5,1-12,1-19)

Joshua Winger 14300 Gallant Fox Lane, Suite 120 Bowie, MD 20715

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOWELL ELWANGER **BLAGMON**

Notice is given that Djuana B Blagmon, whose address is 11517 Prospect Place, Glenn Dale, MD 20769, was on December 29, 2022 appointed Personal Representative of the estate of Lowell Elwanger Blag-mon who died on September 5, 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 29th day of June, 2023.

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.

DJUANA B BLAGMON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127179

(1-12,1-19,1-26)

143668

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELANO LLOYD WHITE

Notice is given that Valarie Clark, whose address is 8043 Grayden Lane, Brandywine, MD 20613, was on January 10, 2023 appointed personal representative of the small estate of Delano Lloyd White, who died on November 18, 2022 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.

VALARIE CLARK Personal Representative

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

Estate No. 127711 143744

UPPER MARLBORO, MD 20773-1729

LEGALS

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

VALUABLE SHARE CERTIFICATE AND PROPRIETARY DOC-UMENTS IN PRINCE GEORGE'S COUNTY, MARYLAND ENTITLING POSSESSION OF A COOPERATIVE UNIT KNOWN AS

> 1C RIDGE ROAD **GREENBELT, MD 20770**

Auction sale of Proprietary Documents in Greenbelt Homes, Inc. housing cooperative (the "Cooperative") allotted to Unit 83 by the virtue of the power vested and contained in the Security Agreement by and between Jennifer M. Clark and Gearoid Carroll and National City Mortgage. The undersigned 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 JANUARY 31, 2023, AT 11:30 AM

The Proprietary Documents will be sold subject to the Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Coopérative's governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements, and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within thirty days. 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. 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 thirty days 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. 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, Kevin Hildebeidel, and Kathleen Young, Substitute Trustees

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

(1-12,1-19,1-26)

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: PATRICK MUDD SUMMERS Estate No.: 126337

NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 5, 2023 at 10:30 A.M.

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

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

PHONE: (301) 952-3250

143683 (1-12,1-19)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: WILLIAM TODD TRAINUM Estate No.: 124090

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 5, 2023 at

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

143685 (1-12.1-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: CLARENCE HENRY BLALOCK Estate No.: 126494

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 5, 2023 at 10:30 A.M. This hearing may be transferred or

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

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

143684 (1-12,1-19)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: MARGARET JOHNSON Estate No.: 126902

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 representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 5, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

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

143686 (1-12,1-19)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8508 LINDENDALE DRIVE, A/K/A 8508 LIDENDALE DRIVE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Belinda L. Williams, and Mattie L. Williams, dated November 30, 2007 and recorded in Liber 29081, Folio 698 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,889.96, and an original interest rate of 4.200%, 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 JANUARY 31, 2023, 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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

<u>143704</u> (1-12,1-19,1-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10109 SPRING WATER LANE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Mark E. Fossett, and Kristil D. Henderson-Fossett, dated December 23, 2005 and recorded in Liber 25409, Folio 136 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$372,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 JANUARY 31, 2023, 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 \$37,000.00 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 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, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

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

<u>143705</u> (1-12,1-19,1-26)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9815 DOUBLETREE LANE SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Jamal H. Fuller, and Brandy H. Fuller, dated June 24, 2003 and recorded in Liber 17731, Folio 206 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 5.500%, 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 JANUARY 31, 2023, 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 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-lement 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.

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, Inc 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

143706 (1-12,1-19,1-26)

The Prince George's Post

Your Newspaper of Legal Record

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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND

Plaintiff

JONATHAN D WANCHALK

AND

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

613 RIVER MIST DR OXON HILL, MD 20745

Unknown Owner of the property 613 RIVER MIST DR described as follows: Property Tax ID 12-5552625 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000119

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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:

POTOMAC OVERLOOK GRD E4, Assmt 725,342.00 Lib 45840 Fl 405 and assessed to JONATHAN D WANCHALK, also known as 613 RIVER MIST DR, OXON HILL, MD 20745, Tax Account No. 12-5552625 on the Tax Roll of the Director of Figure 20745.

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

of sale has expired.

It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023 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 (1-19,1-26,2-2) 143724

> Serving Prince George's

County Since 1932

LEGALS ORDER OF PUBLICATION

ANA VERONICA TORRES

Plaintiff

RAUL EDUARDO REYES Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD22-07099

ORDERED, ON THIS 11th day of January, 2023, by the Circuit Court for Prince George's County MD: That the Defendant, RAUL ED-

UARDO REYES, is hereby notified that the Plaintiff, has filed a PETITION FOR CUSTODY & MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IM-MIGRANT JUVENILE STATUS naming him as the defendant, and

ORDERED, that the Plaintiff may serve process to the Defendant, RAUL EDUARDO REYES, in according to the Defendant, and the Defendant and the dance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three

consecutive weeks and provide proof of publication to the Court; and it is further ORDERED, said posting to be completed by the day of 10th day of

February, 2023, and it is further; ORDERED that the DEFEN-DANT, RAUL EDUARDO REYES, IS HEŔEBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 12TH DAY OF MARCH, 2023, MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 143720 (1-19,1-26,2-2) ORDER OF PUBLICATION

THORNTON MELLON LLC

Plaintiff,

ALEX BLAKE VIVIAN H DETTER DAVID E MILLER ESQ. ROSECROFT VILLAGE

HOMEOWNERS ASSOCIATION, Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2401 W ROSECROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261

ANY UNKNOWN OWNER OF THE PROPERTY 2401 W ROSE-CROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-000073

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1332261 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,250.0000 Sq.Ft. & Imps Rosecroft Village Lot 60 Blk A

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

It is thereupon this 9th day of January, 2023, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of March, 2023, and redeem the property with Parcel Identification Number 12-1332261 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 143725 (1-19,1-26,2-2)

LEGALS

NOTICE OF RELOCATION **OF HUMAN REMAINS** FROM BURIAL SITE

To: All persons who are Heirs, Legatees, Devises and/or Descendants of Mrs. Renora E. Brathwaite who is buried at Cheltenham Veterans Cemetery 11301 Crain Hwy, Cheltenham, MD 20623. Notice is hereby given that Mr. Samuel D. Brathwaite has granted authorization to Bethel Cemetery, Alexandria, VA to move the human remains of Mrs. Renora E. Brathwaite to between Aisle G& H, Row 1, Grave 4

Any persons who wish additional information may contact Cheltenham Veterans Cemetery 11301 Crain Hwy, Cheltenham, MD 20623. Attn: Ms. Dimitra Johnson

This transfer has been reported to the:

Maryland office of Cemetery Oversight 500 North Calvert Street.

Baltimore, Maryland 21202

143766 (1-19)

NOTICE

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

Plaintiffs

Estate of Mary Moore Defendant

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

CIVIL NO. CAEF 20-01881

ORDERED, this 4th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6218 44th Avenue, Riverdale, Maryland 20737 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substi-tute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023 next, pro-vided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of February, 2023,

The report states the amount of sale to be \$268,260.00.

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

143739 (1-19,1-26,2-2)

LEGALS

THIS IS A COURT ORDER.

IF YOU DO NOT

UNDERSTAND WHAT THE

ORDER SAYS, BE SURE TO

HAVE SOMEONE EXPLAIN IT

TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

SITTING AS A JUVENILE COURT

C-16-JV-22-000076

CROSS REFERENCE WITH:

CINA 21-0081

NOTICE BY PUBLICATION

TO FATHER

RELATIONSHIP: Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's

County, Maryland, case number C-16-JV-22-000076 . All persons who

believe themselves to be the parents of a female child born on the 1st day

of July 2021, at Adventist Health-Care White Oak Medical Center in Silver Spring, Maryland to Wendy Lemus, natural mother, age 28 years

old at time of birth and John Doe putative father, date of birth un-known shall file a written response.

A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street,

Room D1033, Upper Marlboro, Maryland 20772, Telephone Num-ber: 301-952-5087. If you do not file

a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason

Associate Judge

(1-19)

In Re Guardianship Of:

MYALISA L.

To: John Doe

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

In Re Guardianship Of: KASH GREGORY

> TPR 22-0014 CROSS REFERENCE WITH: CINA 20-0007

NOTICE BY PUBLICATION TO MOTHER

To: ALICIA NICOLE BRITT

RELATIONSHIP: NATURAL MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR22-0014. A11 persons who believe themselves to be the parents of a male child born on the 22nd day of September 2016, in Montgomery County, Maryland to Alicia Nicole Britt, natural mother, aged 32 years old at time of birth, and Marcus E. Gregory, natural father, date of birth, September 22nd, 1996, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

143765

Seventh Judicial Circuit <u>143781</u> (1-19)

CITY OF SEAT PLEASANT **LEGISLATION ADOPTED** CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-10

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-619, WOMEN, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13, pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Altering and Affirming Equality in the Electoral

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9)143770

> CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-12

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-701(a), CITY MANAGER, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Implementing an Annual Evaluation of the City Manager.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

143771 (1-19,1-26,2-2,2-9)

CITY OF SEAT PLEASANT **LEGISLATION ADOPTED** CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-04

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-310, FORFEITURE OF OFFICE, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated to Alter the Eligibility to Run for Office after Forfeiture of

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

143778 (1-19,1-26,2-2,2-9)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-09

A CHARTER AMENDMENT RESOUTLION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-617, PRESERVA-TION OF BALLOTS, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of altering the Time for Preservation of Ballots.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9) 143772

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-08

A CHARTER AMENDMENT RESOUTLION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-615. SPECIAL ELECTIONS OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant for the purpose of Altering Provisions related to Special Elections, and the use of special elections to fill certain vacancies.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Marvland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9)143773

CITY OF SEAT PLEASANT **LEGISLATION ADOPTED** CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

LEGALS

CHARTER AMENDMENT RESOLUTION NO.

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT AMENDING C-607, REGISTRA-TION, OF THE CHARTER OF THE CITYOF SEAT PLEASANT (as published in Municipal Charters of Maryland, Vol. 13), pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code for the purpose of Altering voter registration by removing antiquated language.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on February 27, 2023, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before February 17, 2023. The Resolution shall be posted and can be viewed in its entirety on the city's website or City Hall (address below) through at least February 27, 2023.

Copies of this legislation are also available from the Office of the City

Seat Pleasant City Hall 6301 Addison Rd. Seat Pleasant, MD 20743

(1-19,1-26,2-2,2-9)

LEGALS

NOTICE

Substitute Trustees/ Plaintiffs,

Defendant(s).

CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

TRACEY APPLO AKA TRACEY MARIA CLARK

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 22-25428

Notice is hereby given this 6th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-

erty mentioned in these proceedings

and described as 7112 Westchester Drive, Temple Hills, MD 20748, 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 6th day of February, 2023, 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

GENERAL APPLO 7112 Westchester Drive

Temple Hills, MD 20748

NOTICE

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

Substitute Trustees Plaintiffs.

JOAN M. BYINGTON CARLYLE O. BYINGTON (DE-CEASED) 7707 Hyacinth Court

Laurel, MD 20707

VS.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-25419

Notice is hereby given this 10th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7707 Hyacinth Court, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 10th day of February, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$226,000.00.

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

(1-19,1-26,2-2)

143735

The report states the purchase price at the Foreclosure sale to be \$257,000.00. MAHASIN EL AMIN

6th day of February, 2023.

Clerk, Circuit Court for True Copy—Test: Mahasin El Amin, Clerk

143737

Prince George's County, MD

(1-19,1-26,2-2)

File No. 22-PG-RT-1075

ORDER OF PUBLICATION

RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'-Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

Acquanetta Frazier, Personal Representative of the Estate of John H. Kelley, and Prince George's County, Maryland,

And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County, Maryland known

13325 Brandywine Rd Brandywine, MD 20613

Legal Description: 6.01 Acres & Imps Account ID: 11-1181734

Deed Ref.: 40434/373 Assessed to: Kelley, John Sr., Defendants

In the Circuit Court for Prince George's County, Maryland **Civil Division** Case Number:

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's

C-16-CV-22-000441

County, Maryland and described as: 13325 Brandywine Rd, Brandywine, MD 20613

Legal Description: 6.01 Acres & Imps Account ID: 11-1181734 Deed Ref.: 40434/373

Assessed to: Kelley, John Sr. The Complaint states, among other things, that the amounts necessary for redemption have not been paid,

although more than six (6) months from the date of sale has expired. It is thereupon this 3rd day of January, 2023, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 7th day of March, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

Mahasin Él Amin, Clerk 143697 (1-12,1-19,1-26)

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

IN RE ADOPTION OF JORDYN SHORTER

Case No.: CAA21-11877 ORDER OF PUBLICATION

BY POSTING

ORDERED, on this 29th day of December, 2022, by the Circuit Court for Prince George's County, Maryland;

You are hereby notified that a Court case has been filed in the Circuit Court for Prince George's County in the above-referenced case. All persons who believe themcase. All persons who believe themselves to be parents of a female child born on November 18, 2008. in Montgomery County Maryland to SHENELL LATOYA WILLIAMS and SHELDON LLOYD SHORTER, shall file a written response. That the Birth Father, SHELDON SHORTER, is hereby notified a Patition for Adoption of the filed a Petition for Adoption of the Minor Child on October 4, 2021; Petitioner states that the Birth Father's last known address is: Unknown. A copy of the Show Cause Order may be obtained from the clerk's office at 14735 Main Street, Courthouse, Suite D1022, Upper Marlboro, MD 20772 and 301-952-3322. If you do 20772 and 301-592-3522. If you do not file a written objection by 27th day of February, 2023; you will have agreed to the Court granting adoption of this child.

ORDERED, that this Order shall be posted at the Courthouse door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 28th day of January, 2023; and it is further,

ORDERED, that the Petitioner shall mail, by regular mail (first class mail), to the Birth Father's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the re-sponse date in said Order, and it is

ORDERED, THAT THE BIRTH FATHER SHELDON SHORTER, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 27th DAY OF FEBRU-ARY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT.

MAHASIN EL AMIN Clerk of the Circuit Court for

(1-5,1-12,1-19)

Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

143649

File No. 22-PG-RT-1026

ORDER OF PUBLICATION

RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'-Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

Devon Sturdivant, Personal Representative of the Estate of Bernice Mary Newman, and Monica F. Sturdivant, and Prince George's County, Maryland,

And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County, Maryland known

2200 Rosedell Pl Fort Washington, MD 20744

Monica F. Sturdivant,

Legal Description: 11,093 SF & Imps. Rosdell Lot 17 Account ID: 05-0363838 Deed Ref.: 13777/177 Assessed to: Newman, Bernice M. &

In the Circuit Court for Prince George's County, Maryland Civil Division **Case Number:**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's

C-16-CV-22-000442

County, Maryland and described as: 2200 Rosedell Pl, Fort Washington,

MD 20744

Monica F. Sturdivant

Legal Description: 11,093 SF & Imps. Rosdell Lot 17 Account ID: 05-0363838 Deed Ref.: 13777/177 Assessed to: Newman, Bernice M. &

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 3rd day of January, 2023, 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 a newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, before the 27th day of January, 2023, warning all persons interested in the said properties to be and appear in this Court by the 7th day of March, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk

(1-12,1-19,1-26)

LEGALS

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Nathaniel Risch, Personal Representative for the Estate of Joan Askew 1423 Fernhill Court District Heights, MD 20747

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20262

Defendant

Notice is hereby given this 6th day of January, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of February, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$232,962.88. The property sold herein is known as 1423 Fernhill Court, District Heights, MD 20747.

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

143709 (1-12,1-19,1-26)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

PHILIP E SHIPE

AND

THE ESTATE OF PHILIP E SHIPE

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

3100 SEDGWICK LN BOWIE, MD 20715

And

Unknown Owner of the property 3100 SEDGWICK LN described as follows: Property Tax ID 07-0712315 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

Defendants

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001295

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:

SOMERSET AT BELAIR LOT 12 BLK 5, Assmt 335,167.00 Lib 03528 Fl 151 and assessed to PHILIP E SHIPE, also known as 3100 SEDG-WICK LN, BOWIE, MD 20715, Tax Account No. 07-0712315 on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of Jan-uary, 2023, 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 general George's County once a week for three (3) successive weeks on or be-fore the 27th day of January, 2023, warning all persons interested in the property to appear in this Court by the 7th day of March, 2023 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 143699 (1-12,1-19,1-26)

LEGALS

NOTICE

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

Substitute Trustees/ Plaintiffs,

DENISE CANTY

JAMES CANTY 1308 Whistling Duck Drive Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-01935

Notice is hereby given this 30th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1308 Whistling Duck Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of January, 2023, 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 30th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$488,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (1-12,1-19,1-26)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1ST FLOOR COCKEYSVILLE, MARYLAND 21030

Plaintiff

AND

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

4907 RIDGEVIEW LN BOWIE, MD 20715

CANDACE MATTHEWS

And

Unknown Owner of the property 4907 RIDGEVIEW LN described as follows: Property Tax ID 14-1693803 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

And

PRINCE GEORGE'S COUNTY, **MARYLAND**

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001120

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:

ROCKLEDGE AT BELAIR LOT 19 BLK 267, Assmt 261,500.00 Lib 28265 Fl 472 and assessed to CAN-DACE MATTHEWS, also known as 4907 RIDGEVIEW LN, BOWIE, MD 20715, Tax Account No. 14-1693803 on the Tax Roll of the Director of Fi-

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

It is thereupon this 3rd day of January, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 27th day of January, 2023, warning all persons interested in the property to appear in this Court by the 7th day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143700 (1-12,1-19,1-26)

LEGALS

NOTICE

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

Substitute Trustees/

Plaintiffs,

TRACY L. WARE KANU 7523 Riverdale Road Unit 1992

New Carrollton, MD 20784 Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20275

Notice is hereby given this 30th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in 1752

proceedings and described as 7523 Riverdale Road, Unit 1992, New Carrollton, MD 20784, 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 30th day of January, 2023, 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 30th day of January, 2023. The report states the purchase price at the Foreclosure sale to be

87,000.00. MAHASIN EL AMIN

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

143665 (1-12,1-19,1-26)

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

904 WESTHAVEN DR. **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated July 9, 2013, recorded in Liber 35361, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$183,930.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:56 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. 11-103, in phase numbered four (4), in building numbered eleven (11), in the horizontal property regime known as "The Vistas at Lake Arbor, a 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

Terms of Sale: A deposit of \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 355117-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

(1-5,1-12,1-19)

THIS COULD BE YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

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

143660

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: BETTY LEE BROWN Estate No.: 126903

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 hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 27, 2023 at 10:30 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

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

> In The Estate Of: RICHARD E. HAYNES Estate No.: 127229

Upper Marlboro, Maryland 20773

NOTICE OF JUDICIAL PROBATE

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

tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-A hearing will be held at 14735 Main Street, Room D4010, Upper

Marlboro, MD on March 27, 2023 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

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

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 (1-12,1-19)

THE PRINCE GEORGE'S POST Call 301-627-0900

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

8661 GREENBELT RD., UNIT #201 **GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2019, recorded in Liber 42239, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$128,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 31, 2023 AT 10:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 8661-201 in a Condominium known as "Chelsea Woods Courts 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

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 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 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 the return of the deposit without interest. It 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 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. 354595-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

143691 (1-12,1-19,1-26)

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

32 AVONDALE ST. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated January 24, 2018, recorded in Liber 40518, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,904.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 31, 2023 AT 10:34 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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

143692 (1-12,1-19,1-26)

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

2706 MILLVALE AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 26, 2018, recorded in Liber 40534, Folio 317 among the Land Records of Prince George's County, MD, with an original principal balance of \$196,377.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 31, 2023 AT 10:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and 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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 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 escrew if required. Condominium the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



908 York Road • Towson, MD 21204 • 410,828,4838

www.alexcooper.com

143693 (1-12,1-19,1-26)

The Prince 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

10010 RIVER WALK TERR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 9, 2005, recorded in Liber 29945, Folio 221 among the Land Records of Prince George's County, MD, with an original principal balance of \$568,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 31, 2023 AT 10:40 AM

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

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

Terms of Sale: A deposit of \$53,000 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 homested days and its above and recorded in the same of homested days and its applicable. ture 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 surfaces 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 are not the other arise retire to the sale is denied by not 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

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

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



908 York Road • 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

5906 UPPER CT. **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 5, 2014, recorded in Liber 36517, Folio 9 among the Land Records of Prince George's County, MD, with an original principal balance of \$274,928.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 31, 2023 AT 10:42 AM

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

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

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 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

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

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



908 York Road • 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

2005 ODE RD. FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 24086, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$103,583.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 7, 2023 AT 11:03 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

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

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

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



908 York Road • Towson, MD 21204 • 410,828,4838

www.alexcooper.com

143695 (1-19,1-26,2-2)(1-12,1-19,1-26)(1-12,1-19,1-26)

The Prince George's Post

Your Newspaper of Legal Record

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

ENACTED BILLS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

CORRECTION TO AD PUBLISHED ON 1/5/2023

CB-011-2022 (DR-2) - AN ACT CONCERNING OFF-ROAD VEHICLES for the purpose of increasing the civil penalties for a violation regarding off-road vehicles; providing for impoundment as a civil violation as a certain offense, in addition to the existing police powers of impoundment set forth in the Prince George's County Code; providing that the County Police Department may impound [any] certain offroad vehicles used in certain violations of Division 19, pursuant to the provisions of Division 18 of this Subtitle; and generally relating to offroad vehicles.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-014-2022 (DR-2) - AN ACT CONCERNING ACCESSORY DISPOSABLE FOOD SERVICE WARE for the purpose of providing for certain definitions; providing for certain prohibited acts; providing for a certain temporary waiver; providing for education and outreach; providing for enforcement; and generally regarding accessory disposable food service ware.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-033-2022 (DR-2) - AN ACT CONCERNING PREVAILING WAGE EXPANSION for the purpose of expanding prevailing wage requirements to include rehabbing, resurfacing, pavement milling, routine operations and mechanical systems service contracts; adopting the State prevailing wage law regarding the contract threshold limit; amending the definition of a public works project to include projects that receive in whole or part a payment in lieu of taxes; and requiring best efforts to hire Prince George's County residents for at least 25% of the new jobs to complete the contract for construction that exceeds the prevailing wage threshold limit.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-037-2022 - AN ACT CONCERNING AMENDMENT OF SECTIONS 308 AND 406, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 308 and 406 of the Charter of Prince George's County to have the compensation of the County Council members and the County Executive comply with State

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-38-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTIONS 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, Charter of Prince George's County to provide for gender neutral language in several sections throughout the Charter.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-39-2022 - AN ACT CONCERNING AMENDMENT OF SECTION 607, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 607 of the Charter of Prince George's County to include County law for the encouragement and support of local and minority businesses consistent with requirements of Federal, State, and County law; and generally regarding local and minority businesses.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-41-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FI-NANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMU-NITY COLLEGE for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$64,611,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering service s incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-42-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$51,939,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-43-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$9,258,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-44-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANS-PORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$208,686,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the is-

LEGALS

suance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-45-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$45,925,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-46-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 603, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 603 of the Charter of Prince George's County to amend the requirements regarding public notice for bids or proposals that shall be advertised on a publicly available website designated by the County Purchasing Agent, and in any other manner determined by the County Code; to provide that such purchases and contracts shall be made from or awarded to the responsive and responsible bid that is most favorable to the County with respect to "best value", including technical requirements, diversity of suppliers, and costs, as defined in the Code; to provide for bonding and generally regarding competitive bidding.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-48-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 307, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 307 of the Charter of Prince George's County to provide that an at-large Council member shall have been a qualified voter of Prince George's County for at least one year immediately preceding their general election; to provide that Council members representing one of the nine Council districts shall have been a qualified voter of their respective Council district for at least one year immediately preceding their general election; and to provide that in an election year immediately following an approved decennial redistricting plan changing the boundaries of any Council district, the one year residency requirement immediately preceding the general election shall not apply if a person is deemed a qualified voter but no longer resides in their former Council district because of a boundary change in the approved decennial redistricting plan. Such person shall have resided in their former Council district for at least one year immediately preceding their general election and shall reside in the same Council district as changed in the approved decennial redistricting plan by the deadline for filing a certificate of candidacy; and generally regarding Council member election and residency requirements.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-51-2022 (DR-3) - AN ACT CONCERNING DIVERSITY AND EQUITY POLICY IN PUBLICLY SUBSIDIZED DEVELOPMENT PROJECTS for the purpose of establishing a diversity and equity policy for publicly subsidized development projects under certain circumstances.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE:

CB-53-2022 (DR-2) - AN ACT CONCERNING FOOD TRUCK LOCATIONS for the purpose of eliminating Food Truck Hubs and authorizing Food Truck vending in certain locations in Prince George's County. ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE:

12/27/2022

CB-57-2022 - AN ACT CONCERNING REVITALIZATION TAX CREDITS FOR MAJOR TRANSIT-ORIENTED DEVELOPMENT PROJECTS for the purpose of establishing a revitalization tax credit and tax credit district for Major Transit-Oriented Development Projects.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-59-2022 (DR-2) - AN ACT CONCERNING ELECTRIC CHARGING STATIONS</u> for the purpose of requiring the Department of Permitting, Inspections, and Enforcement (DPIE) to implement a review process for permits to install electric vehicle charging stations at single family and multi-family homes.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-60-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINIS-TRATION-STANDARD REVIEW PROCEDURES -DEVELOPMENT APPLICATIONS -NOTIFICATION -INFORMATIONAL MAILING for the purpose of amending the Zoning Ordinance to provide for electronic informational mailing registry for any interested County resident; providing for electronic informational mailings to be provided by the Maryland-National Capital Park and Planning Commission, and providing compliance requirements for prospective development applicants.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-61-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION-DEVELOPMENT APPLICATIONS-STANDARD REVIEW PROCEDURES-PRE-APPLICATION NEIGHBORHOOD MEETING REQUIREMENTS for the purpose of amending the Zoning Ordinance to require electronic distribution of pre-application neighborhood meeting summaries to attendees at the meeting that provide email contact information.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-62-2022 (DR-3) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SMALL BUSINESS CAPITAL AND GROWTH STIMULUS PROGRAM for the purpose of establishing a Prince George's County Small Business Capital and Growth Stimulus Program to increase growth and access to capital for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-63-2022 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SURETY BONDING PROGRAM for the purpose of establishing a Prince George's County Surety Bonding Program to increase capacity and contracting opportunities for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-67-2022 (DR-3) - AN ACT CONCERNING ELECTRIC VEHICLE CHARGING STATIONS for the purpose of providing the intent for regulating the safety and security of persons using electric vehicle charging stations; providing for definitions; providing for lighting; providing for solar panels; providing for security by an emergency callbox; providing for security through security cameras; providing for additional types of safety and security; providing for posting and signage; providing for shelter; providing for aesthetics; providing for vandalism; providing for a lock box; providing for the enforcement of this Act; providing for a severability clause; and generally regarding electric vehicles charging station safety and security.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

LEGALS

CB-68-2022 (DR-4) - AN ORDINANCE CONCERNING THE ZON-ING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS CORRECTIVE BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and met the County's goals for a new, modern, streamlined Zoning Ordinance.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

<u>CB-69-2022 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION</u> for the purpose of enabling properties that were in the M-X-T Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the C-G-O Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-70-2022 (DR-3) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY BUSINESS START-UP PERSONAL PROPERTY TAX CREDIT for the purpose of establishing a Prince George's County Business Start-up Personal Property Tax Credit to stimulate growth of county-based start-up companies owned by county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-71-2022 - AN ORDINANCE CONCERNING APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES for the purpose of permitting, by special exception, increased density in the Local Transit Oriented - Edge (LTO-E) Zone for multifamily senior citizen dwellings.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-72-2022 (DR-2) - AN ACT CONCERNING CODE ENFORCE-MENT AND PENALTIES for the purpose of making amendments to certain code enforcement provisions related to violations and increasing fines in the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-74-2022 (DR-2) - AN ACT CONCERNING NORTHERN GATE-WAY BUSINESS IMPROVEMENT DISTRICT</u> for the purpose of establishing a business improvement district in the Northern Gateway; establishing guidelines for the District and authorize a district corporation to manage the district; authorizing a tax on nonexempt property located in the District to finance the operations of the district corporation.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-75-2022 (DR-2) - AN ACT CONCERNING CLEAN ENERGY LOAN PROGRAM LOCAL BUSINESS OPPORTUNITIES for the purpose of increasing local business economic opportunities in the Clean Energy Loan Program.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-76-2022 (DR-2) - AN ORDINANCE CONCERNING GAS STA-TIONS</u> for the purpose of requiring special exception approval for Gas Stations in certain zones, and revising the requirements for approval of a special exception for Gas Stations.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-77-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS-TRANSITIONAL PROVISIONS for the purpose of clarifying and updating the scope of the Transitional Provisions of the Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-78-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development lots that were split zoned as a result of approval of the Countywide Map Amendment by the District Council.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-79-2022 (DR-2) - AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS for the purpose of modifying the lot coverage and green area requirements for previously I-1 zoned properties and permitting distribution warehouses in the IE Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-80-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-INTERPRETATIONS AND DEFINITIONS-USE REGULATIONS-CONVENIENCE STORES for the purpose of amending the Zoning Ordinance to clarify the definition of Convenience store uses; to amend the Use Regulations to add a minimum distance requirement between certain Convenience store uses and other specified uses; renumbering Section 27-5102 of the Zoning Ordinance; and generally relating to Convenience store use regulations in furtherance of the general health, safety, and welfare of the residents of Prince George's County.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-81-2022 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of amending the International Building Code and International Residential Code to enhance notification and awareness of violations for prospective property transforces

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-82-2022 - AN ACT CONCERNING PERSONNEL LAW</u> for the purpose of amending certain provisions of the Personnel Law relating to personnel records to reflect the current and future state of personnel record management within the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-83-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-84-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-85-2022 - AN ACT CONCERNING HOMESTEAD PROPERTY (Continued on Page 19)

(Continued from Page 18)

TAX CREDIT FOR THE PURPOSE OF ESTABLISHING THE HOME-STEAD PROPERTY TAX CREDIT for the County property tax for the taxable year beginning July 1, 2023. BY adding/repealing/repealing and reenacting with amendments: SUBTITLE 10. FINANCE AND TAXA-TION. Section 10-241.02 The Prince George's County Code (2019 Edition; 2021 Supplement).

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-86-2022 - AN ACT CONCERNING HOUSING POLICY AND IMPLEMENTATION ADVISORY BOARD for the purpose of establishing a Housing Policy and Implementation Advisory Board as recommended by the Housing Opportunities For All Workgroup; setting forth the qualifications for members and composition of the Housing Policy and Implementation Advisory Board; setting forth the method of appointments; defining the length of term of the appointments and the method of filling vacancies; establishing the responsibilities of the Housing Policy and Implementation Advisory Board; providing for certain meeting requirements; providing for certain reporting requirements; and generally relating to housing policy, housing advice and implementation of housing development in Prince George's County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-87-2022 (DR-3) - AN ACT CONCERNING RIGHT OF FIRST REFUSAL PILOT PRE-AUTHORIZATION for the purpose of creating a Payment In Lieu of Taxes ("PILOT") pre-authorization process for properties purchased under the Right of First Refusal ("ROFR") program. The County enacted the ROFR program in 2013 to further the County's goal of preserving affordable rental housing for low and moderate-income households in targeted area of the County. PILOT assistance that reduces real estate tax obligations will enhance the ability of the County to support the preservation of affordable rental housing through the ROFR program by enabling property owners to commit to long-term rent and income restrictions.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-88-2022 (DR-3) - AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of providing that the Landlord-Tenant Regulations require that any portion of the common areas in multi-family rental facility shall be kept reasonably safe for tenants; and providing that certain safety and security features provided by the landlord shall be properly installed, properly maintained and fully functional; providing for enforcement of the regulations; and generally relating to security measures and security equipment in the common areas of multifamily rental facility.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-89-2022 - AN ACT CONCERNING AMENDING THE ADMINISTRATIVE LEAVE HOURS ALLOWED for County Employees who Volunteer in Schools for the purpose of increasing the administrative leave hours allowed for County employees who volunteer in schools from twenty (20) to thirty (30) hours to support the schools in the areas of remediation and recovery activities particularly in reading and mathematical schools.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-94-2022 (DR-3) - AN ACT CONCERNING PARKING FINES AND PENALTIES</u> for the purpose prohibiting habitation in vehicles parked in public right-of-way, restricting eligibility for certain residential parking permits and generally relating to residential parking and commercial trucks.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-95-2022 - AN ACT CONCERNING CODE OF ETHICS for the purpose of complying with newly adopted changes to the State Ethics Law that include new definitions, prohibited gifts, certain disclosures, prohibiting retaliation and generally conforming with state requirements pass by the Maryland General Assembly.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-96-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFI-CERS' ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-97-2022 - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT for the purpose of clarifying the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-98-2022 - AN ACT CONCERNING COUNTY WORKFORCE - DATA COLLECTION AND REPORTING for the purpose of requiring the County Executive to provide mandatory biennial data collection and reporting of the County workforce to the Equal Employment Opportunities Commission; providing for the collection and reporting of County workforce data by race, ethnicity, sex, job category, and salary band; requiring the County Executive to submit, to the extent permitted under Federal law, the County workforce data report to the County Council, the State Legislative Delegations and the public; and generally regarding County workforce data collection and reporting.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-99-2022 - AN ACT CONCERNING VIDEO LOTTERY FACILITY FUNDING</u> for the purpose of amending the definition of "public education purposes" to include grants to non-profits that provide education services.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

<u>CB-100-2022 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY</u> for the purpose of adding and amending classes of work to the Classification Plan of the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-101-2022 (DR-3) - AN ACT CONCERNING EXPANDING EQUITY IN LOCAL PROCUREMENT OPPORTUNITIES for the purpose of implementing recommendations of the 2019 Prince George's County Utilization and Availability Study, known as a Disparity Study, implementing policies to expand opportunities in county government contracting for local, small, and minority-owned businesses, and generally relating to procurement.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-102-2022 (DR-2) - AN ACT CONCERNING LOCAL EMPLOY-MENT OPPORTUNITIES IN COUNTY PROCUREMENT for the purpose of re-establishing and updating the first source registry and local

LEGALS

hiring policy for Prince George's County public contracting to increase career opportunities for county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-103-2022 (DR-2) - AN ORDINANCE CONCERNING TOBACCO SHOPS, ELECTRONIC CIGARETTE SHOPS OR A RETAIL TOBACCO BUSINESS for the purpose of modifying the definition and increasing the Special Exception distance requirements for tobacco shops, electronic cigarette shops or retail tobacco businesses that sell products for offsite use.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-104-2022 - AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-105-2022 (DR-2) - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

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

143741 (1-19)

LEGALS

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

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

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

You must reclaim these vehicles by: 1/31/2023

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

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

 2015
 AUDI
 A5
 WAUCFAFH5FN004259

 2017
 CADILLAC
 ATS
 1G6AB5SXXH0116830

 2018
 JEEP
 WRANGLER
 MD
 T1118353
 1C4HJXFG7JW113617

 2017
 HYUNDAI
 ELANTRA
 5NPD84LF9HH144792

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

2003 INTERNATIONAL RE300 4DRBJABN23A955557

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

 2007
 NISSAN
 TITAN
 MD
 1AW7175
 1N6BA06B87N204750

 2014
 VOLKSWAGEN PASSAT
 MD
 7EH2402
 1VWCT7A3XEC062613

 2003
 INFINITI
 G35
 JNKCV54EX3M204818

 2004
 CHEVROLET SILVERRADO
 2GCEK19T941174890

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

 2008
 MERCEDES BENZ ML320
 WV
 DUC22778 4JGBB22E98A430098

 1999
 TOYOTA
 CAMRY
 IL
 BR95647
 JT2BG22K7X0373571

143768 (1-19)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2022-08 – UP-DATES TO ETHICS PROVISIONS

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2022-08–Updates to Ethics Provisions on Monday, December 19, 2022. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance Whereby the City Council Amends its ethics provisions to conform to recent updates to State law as to financial reporting and conflicts of interest.

The Ordinance is effective on January 23, 2022. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2022-06 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

143782 (1-19,1-26)

Serving

Prince George's County Since 1932

LEGALS

Early Notice and Public Review of a Proposed Activity in the Vicinity of a Wetland Area

To: All interested Agencies, Groups and Individuals

This is to give notice that Prince George's County has determined that the following proposed action under the Kingdom Global Community Development Corporation, Economic Development Initiative and HUD grant number B-22-CP-MD-0405 is in the vicinity of a wetland area. The wetland covers an area approximately a half an acre. The natural and beneficial functions of this wetland are recharging groundwater, improving water quality by filtering nutrients, and providing habitat for plant and animal species. Prince George's County will be identifying and evaluating practicable alternatives to locating the action in the vicinity of the wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Protection of Wetlands. The activity entails demolition of existing interior construction to create new, vacant, market-ready spaces encompassing a total 87,744 SF; renovation and expansion of restrooms at all floors to ensure full compliance with ADA requirements; modernization of building HVAC system; replacement of deteriorating wood construction enclosure with new; installation of new roof; installation of new waterproofing or replacement of existing pavers, installation of new railing system; replacement of deteriorating gypsum board soffits; modification of the building entrance and exits as required to accommodate the new requirements and preliminary design concepts for building lobby upgrades; and construction of a loading dock area.

The 1st floor and 2nd floor shall be for various Church Community Kingdom Kare's outreach programs (Welcome Center, Choice Food Pantry Groceries, Social Services & Support, Clothing Center, Children's Play Area, etc.), encompassing a total 29,212 SF.

According to the USFWS, National Wetlands Inventory website http://www.fws.gov/wetlands/Data/mapper.html, a freshwater wetland pond is located on the parcel, east of the property building. The wetland is classified as a Palustrine System with unconsolidated bottom that is permanently flooded and has been excavated. Since installation of the planned loading dock will require ground disturbance and possibly an increase in paved area, the wetland may be impacted. Completion of the 8-Step Process is required to determine that there is not a practicable alternative to the planned development. The proposed project is located at 11700 Beltsville Drive, Calverton, Maryland 20705, Prince George's County.

There are three primary purposes for this notice. First, people who may be affected by activities in the wetland area and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Prince George's County at the following address on or before February 3, 2023: Prince George's County Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774, and (301) 883-5568, Attention: Julius N. Mbotiji, Senior Environmental Review Officer. A PDF of the full description of the project may be requested via e-mail to Inmbotiji@co.pg.md.us. Comments may also be submitted via e-mail to the same address.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774

Date: January 19, 2023

143769 (1-19)

LEGALS

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

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

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

You must reclaim these vehicles by: 1/31/2023

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

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

2010 NISSAN ALTIMA SC QII334 1N4AL2AP1AN479185

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

2001 TOYOTA SOLARA VA UGS6183 3VW2K7AJ7CM424955 EXPEDITION MD 5DJ0484 1FMPU18L83LC12490 2003 FORD 83719T 1999 CHEVROLET METRO 2C1MR2222X6716754 VA 2012 LEXUS VA UJP5461 JTHCF5C25C5059122 2010 CHRYSLER 300 VA UNF3255 2C3CA5CV4AH192846 1997 LINCOLN TOWN CAR AEW3315 1LNLM81W1VY659468 VA 3FA8580 JTHBF30G735041642 2003 LEXUS 300 MD 2007 NISSAN ALTIMA MD A364982 1N4BL21E37N476770 2006 LAND ROVER RANGE T0844916 SALSF25426A934106 MD **ROVER**

143767 (1-19)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2022-06 – WIRELESS FACILITIES & SUPPORTING STRUCTURES

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2022-6–Wireless Facilities and Supporting Structures on Monday, December 19, 2022. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance Whereby the City Council Amends Chapter 105, Articles VII and VIII of the Hyattsville Code.

The Ordinance is effective on January 23, 2022. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2022-06 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

143783 (1-19,1-26)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

> **3601 BARRY DRIVE TEMPLE HILLS, MD 20748**

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Deborah Woolen, dated March 12, 2007 and recorded in Liber 28206, Folio orah Woolen, dated March 12, 2007 and recorded in Liber 28206, Folio 191 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$408,500.00, and an original interest rate of 2.500%, 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 FEBRUARY 7, 2023, 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of titled 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 finds are received in the office of the Substitute 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 included and consequential depress, and any deficiency in the purchaser. dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>143727</u> (1-19,1-26,2-2)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

QUEEN ESTER WALLS RANDALL

ÃKA: QUEENIE WALLS RANDALL

Notice is given that April R Randall, whose address is 17403 Gallagher Way, Olney, MD 20832, was on January 10, 2023 appointed Personal Representative of the estate of

Queen Ester Walls Randall who died on October 17, 2022 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

All persons having any objection

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

their objections with the Register of

Wills on or before the 10th day of

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

(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.

following dates:

decedent's death; or

IN THE ESTATE OF

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY JANE WEBSTER

Notice is given that Gary William Webster, whose address is 13025 Blairmore Street, Beltsville, MD 20705, was on December 19, 2022 appointed Personal Representative of the estate of Betty Jane Webster, who died on April 23, 1989 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of

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 may be obtained from the Register of Wills.

> GARY WILLIAM WEBSTER Personal Representative

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

143755

Estate No. 127328 (1-19.1-26.2-2)

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

143761

APRIL R RANDALL

Personal Representative

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 127610 (1-19,1-26,2-2)

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3626 WOOD CREEK DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated November 5, 2007, recorded in Liber 29270, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 7, 2023 AT 10:55 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

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

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

(1-19,1-26,2-2)143728

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA ANNE MALSH

Notice is given that Christina L Ritzcovan, whose address is 6036 Winter Grain Path, Clarksville, MD 21029, was on December 30, 2022 appointed Personal Representative of the estate of Regina Anne Malsh who died on December 13, 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 30th day of June, 2023.

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.

CHRISTINA L RITZCOVAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127654

(1-19,1-26,2-2)

143762

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF MADALENE ELAINE WILKINS **EVANS**

Notice is given that LeAndra Evans, whose address is 1409 Jeffer-son St., Hyattsville, MD 20782, was on December 8, 2022 appointed Personal Representative of the estate of Madalene Elaine Wilkins Evans who died on September 13, 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of June, 2023.

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.

LEANDRA EVANS Personal Representative

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

Estate No. 127047 143763 (1-19,1-26,2-2)

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

8481 GREENBELT RD., UNIT #T1 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007, recorded in Liber 27889, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$165,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 7, 2023 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as follows: UNIT 8481-T-1 GREENBELT ROAD OF A PLAT OF CONDOMINIUM ENTITLED "CHELSEA WOOD CONDOMINIUM", A HORIZONTAL PROPERTY REGIME, AS PER PLATS AND PLANS THEREOF RECORDED IN PLAT BOOK WWW 84 AT PLATS 12 THROUGH 25, BOTH INCLUSIVE AS MODIFIED AND AMENDED BY PLAT AND PLANS RECORDED IN PLAT BOOK WWW 84 AT PLATS 79 THROUGH 92, BOTH INCLUSIVE AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND BEING PART OF THE LAND AND PREMISES MADE SUBJECT TO HORIZON-TAL PROPERTY REGIME BY MASTER DEED DATED APRIL 30, 1973 AND RECORDED IN LIBER 4218 AT FOLIO 597, AMONG THE AFORESAID LAND RECORDS: BEING IN THE 21ST ELECTION DISTRICT. TAX ID # 21-2303998.

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRÔNGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 344823-2)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

(1-19,1-26,2-2)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

143733

Notice is given that Anthony James, whose address is 15804 Car-lee Court, Accokeek, MD 20706, was on December 20, 2022 appointed personal representative of the small estate of Bertha High who died on

November 28, 2018 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 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 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 delivery of the notice.

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

ANTHONY JAMES Personal Representative

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

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 112491 143743 (1-19)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS

FOR THE ESTATE OF: JOHN WILLIS TAYLOR JR ESTATE NO: 125361

> **PUBLIC NOTICE TO CAVEAT**

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Anita M. Rice-Thomas, 1543 41st Street SE Washington, DC 20020 (Caveator), challenging the will dated October 1, 2013 or codicil dated January 1, 2014 or both. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

THE PRINCE **GEORGE'S POST**

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

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

FEBRUARY 7, 2023 AT 10:57 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, 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. 343005-1)

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

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



43729 (1-19,1-26,2-2)

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

404 CEDARLEAF AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated May 24, 2017, recorded in Liber 39690, Folio 513 among the Land Records of Prince George's County, MD, with an original principal balance of \$240,562.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 7, 2023 AT 10:59 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 the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 **www.alexcooper.com**

43730 (1-19,1-26,2

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

4109 BEACHCRAFT CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 2, 2015, recorded in Liber 37402, Folio 178 and re-recorded in Liber 37712, Folio 287 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,250.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 7, 2023 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

<u>143731</u> (1-19,1-26,2-2)

The Prince George's Post

Your Newspaper of Legal Record

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

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

TO ALL PERSONS INTERESTED BERTRAND JOHN LUREAU

Notice is given that Mary E Lureau, whose address is 5600 39th Avenue, Hyattsville, MD 20781, was on November 9, 2021 appointed personal representative of the small estate of Bertrand John Lureau, who died on October 28, 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 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

(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 deliverv of the notice.

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

> MARY E LUREAU Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 122926

143745 (1-19)

SMALL ESTATE NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Further information can be obtained 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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

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

decedent's death; or

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

LAWRENCE SWANN

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

Estate No. 127685

LEGALS

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

TO ALL PERSONS INTERESTED VILMA R SWAIN

Notice is given that Leon Swain, whose address is 1202 Savannah Street SE, Washington, DC 20032, was on December 13, 2022 appointed personal representative of the small estate of Vilma R Swain, who died on October 25, 2022 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

LEON SWAIN Personal Representative

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

143751

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KERRY HONEYCUTT ROYCE

Royce, whose address is 386 Riverbend Drive, Milan, MI 48160, was on October 7, 2022 appointed personal representative of the small estate of Kerry Honeycutt Royce, who died on January 17, 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 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

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 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-

provided by law, is unenforceable thereafter.

THOMAS ROYCE

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 125992

(1-19)

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

SMALL ESTATE

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE GAIL

Notice is given that Rudi Gail, whose address is 9875 Goodluck Road Apt 10, Lanham, MD 20706, was on December 21, 2022 appointed personal representative of the small estate of George Gail, who died on October 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 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.

> **RUDI GAIL** Personal Representative

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

Estate No. 126714

143747 (1-19)Robert P. Oliver, Esq.

WardChisholm, LLP 4520 East-West Highway, Suite 650 Bethesda, Maryland 20814 301-986-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WARREN J. WRIGHT

Notice is given that Michelle Gutierrez, whose address is 8830 Belmart Road, Potomac, MD 20854, was on January 10, 2023 appointed Personal Representative of the estate of Warren J. Wright who died on No-

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 July, 2023.

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

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.

MICHELLE GUTIERREZ Personal Representative

other delivery of the notice.

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 127756

143758 (1-19,1-26,2-2)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH BRIGGS AKA: KENNETH WINSTON

Notice is given that Leslie Plater, whose address is 15407 Malaya Place, Laurel, MD 20707, was on September 27, 2022 appointed personal representative of the small estate. tate of Kenneth Briggs AKA: Kenneth Winston Briggs, who died on July 10, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

LESLIE PLATER Personal Representative

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

Estate No. 126704

143748 (1-19)

> Michelle D Lee 10605 Concord St Suite 420 Kensington, MD 20895 240-514-2358

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT L HARLEY AKA: HERBERT LACOSTA HARLEY

Notice is given that Matthew Joyner, whose address is 123 Raleigh St SE, Washington, DC 20032, was on July 28, 2022 appointed Personal Representative of the estate of Herbert L Harley AKA: Herbert Lacosta Harley who died on January 21, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of January, 2023.

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.

MATTHEW JOYNER Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 125392

143760 (1-19,1-26,2-2) SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULINE E SILVER

Notice is given that Caprice Greene, whose address is 434 Harry S Truman Drive, Upper Marlboro, MD 20774, was on September 23, 2022 appointed personal representative of the small estate of Pauline Silver, who died on August 20, 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 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 deliverv of the notice.

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

CAPRICE GREENE Personal Representative

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

Estate No. 126662 143749 (1-19)

Verena Meiser, Esq. Lewicky, O'Connor, Hunt & Meiser, LLC 8115 Maple Lawn Blvd., Suite 175 Fulton, Maryland 20759 410-489-1996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN VERONICA DONEY**

Notice is given that Richard T Doney, whose address is 10041 Carrigan Drive, Ellicott City, MD 21042, was on December 29, 2022 appointed Personal Representative of the estate of Helen Veronica Doney who died on October 30, 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 29th day of June, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

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

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

RICHARD T. DONEY Personal Representative

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

<u>143759</u>

Estate No. 127422

(1-19,1-26,2-2)

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

GERLINE JAMES Notice is given that Mia Stephenson, whose address is 400 M Street SE Apt #226, Washington, DC 20003, was on December 13, 2022 appointed personal representative of the small estate of Gerline James, who died on December 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

MIA STEPHENSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 127508 143750 (1-19)

Have

a

Very

Safe

Weekend

The Prince George's Post

Your Newspaper of Legal Record Call (301) 627-0900

0|2020202020202020 The **Prince** George's **Post** Newspaper Call 301-627-0900 or Fax 301-627-6260

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

PATRICIA A CHASE Notice is given that Lawrence Swann, whose address is 4603 Gladys Court, Lanham, MD 20706, was on January 3, 2023 appointed personal representative of the small estate of Patricia A Chase, who died on December 8, 2022 without a will.

tative or the attorney.

of this Notice.

of the following dates: (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 notice, notifying the creditor that the claims will be barred unless the cred-itor presents the claim within thirty days from the mailing or other delivery of the notice.

Personal Representative CERETA A. LEE

143746 (1-19)

NOTICE TO UNKNOWN HEIRS

Notice is given that Thomas

months after the date of publication of this Notice. All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-

of the following dates:

decedent's death; or

ery of the notice. Any claim not served or filed within that time, or any extension

Personal Representative

143752

(1-19)

Fax (301) 627-6260

Serving Prince George's County Since 1932

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

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

6513 8TH AVENUE HYATTSVILLE, MD 20783

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Robert M. Fuller, dated September 22, 2004 and recorded in Liber 21503, Folio 705 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,000.00, and an original interest rate of 5.750%, 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 JANUARY 24, 2023, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143646 (1-5,1-12,1-19)

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

1001 NENE GOOSE CT. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 13, 2006, recorded in Liber 26050, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,080.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:46 AM

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

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

Terms of Sale: A deposit of \$47,000 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

LEGALS

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. 321842-2)

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

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



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

143655 (1-5,1-12,1-19)

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

6500 WRANGELL RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated January 25, 2019, recorded in Liber 41817, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,698.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:58 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



www.alexcooper.com

143661 (1-5,1-12,1-19)

908 York Road • Towson, MD 21204 • 410.828.4838

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2022-02 – ADJUSTING CITY WARD BOUNDARIES

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2022-02 on December 19, 2022. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Adjust the City's Five Ward Boundaries Based on the Most Recent Census Data and the Relevant Legal Requirements.

The Charter Amendment Resolution will become effective February 7, 2023, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 28, 2023. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2022-02 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

143519 (12-29,1-5,1-12,1-19)

LEGALS

Official Notice Town of Upper Marlboro: Charter Amendment No: 01-2022

On November 22, 2022 The Board of Town Commissioners for the Town of Upper Marlboro approved Charter Amendment No: 01-2022: A CHARTER AMENDMENT RESOLUTION OF THE BOARD OF COM-MISSIONERS OF THE TOWN OF UPPER MARLBORO, MARYLAND AMENDING SECTION 82-45 (LAPSE OF APPROPRIATIONS), OF THE CHARTER OF THE TOWN OF UPPER MARLBORO, MARY-LAND THEREBY AUTHORIZING THE CREATION OF CERTAIN RE-SERVE OR OTHER NON-LAPSING FUNDS TO BE MADE AVAILABLE FOR UNANTICIPATED OR EXTRAORDINARY EX-PENSES THAT MAY BE INCURRED, OR FOR ANY OTHER SPECIFIC INTENDED PURPOSE AS AUTHORIZED BY STATE STATUTE OR OR-DINANCE; AND AUTHORIZING THE BOARD TO APPROPRIATE FUNDS FROM ANY RESERVE ESTABLISHED FOR UNANTICI-PATED, EMERGENCY OR EXTRAORDINARY EXPENSES PROVIDED IN THE BUDGET OR OTHER ORDINANCE TO MEET EXTRAORDI-NARY OR UNANTICIPATED EXPENDITURES; AND PROVIDING THAT RESERVE FUNDS SHALL NOT LAPSE AT THE END OF THE BUDGET YEAR BUT SHALL REMAIN AVAILABLE UNTIL APPRO-PRIATED AND EXPENDED; AND AMENDING SECTION 82-56 (PURCHASING AND CONTRACTS) OF THE CHARTER OF THE TOWN OF UPPER MARLBORO, MARYLAND TO AUTHORIZE THE PRESI-DENT OF THE TOWN BOARD OF COMMISSIONERS TO MAKE CERTAIN PURCHASES AND EXECUTE CERTAIN CONTRACTS AT OR BELOW \$10,000.00 WITHOUT BOARD APPROVAL; AND BY PRE-SCRIBING THAT THE BOARD BY SUPERMAJORITY VOTE MAY DETERMINE A DIFFERENT METHOD OF COMPETITIVE PROCUREMENT AND SHALL PROVIDE BY ORDINANCE FOR CER-TAIN RULES AND REGULATIONS TO CONDUCT COMPETITIVE PROCUREMENT THROUGH REQUESTS FOR PROPOSALS, NEGOTIATED BIDS AND PROPOSALS, AND OTHER FORMS OF PURCHASING; AND BY SUBJECTING ALL CONTRACTS AND PURCHASES EXCEEDING \$75,000 TO BE APPROVED IN WRITING AND MADE USING COMPETITIVE OR OTHER PROCUREMENT METHODS; AND GENERALLY RELATING TO PURCHASING AND CONTRACTS, RESERVE FUNDS AND MUNICIPAL FINANCE. This Charter Amendment will become effective on Tuesday, January 11, 2023. Copies are available at Town Hall, 14211 School Lane Upper Marlboro, Maryland 20772 and online at www.upperMarlboroMD.gov. – Town of Upper Marlboro; By John David Hoatson, Town Clerk

43711 (1-12,1-19,1-26.2-2)

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

12215 PARKTON CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated September 22, 2006, recorded in Liber 26160, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:50 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.

erms 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, 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

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

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



<u>143657</u> (1-5,1-12,1-19)

Serving
Prince George's County
Since 1932