

UI

Fax (301) 627-6260

* * * * *

Your Newspaper

01

Legal Record

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 8, 2023

- 1. t/a Tony's Liquors, Jaymin M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Tony's Wine & Spirits, LLC., 12637 Laurel Bowie Road, Laurel, Maryland 20708 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- 2. t/a Tony's Liquors, Jaymin M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Tony's Wine & Spirits, LLC., 12637 Laurel Bowie Road, Laurel, Maryland 20708 - Request for a Delivery Permit. Represented by Robert Kim, Esquire
- 3. t/a El Puente de Oro Restaurant, Ciro Castro, President for a Class B, Beer, Wine and Liquor for the use of Castro Corp, t/a El Puente de Oro Restaurant, 1401 University Blvd, Unit G-5 & G-6, Hyattsville, 20783. - Request for a Special Entertainment Permit. Continued from May 4, 2022.

4. Wilson E. Ceron-Jacome, President, Secretary, Treasurer, Lubia Ceron Vice President, t/a Rancho Rio Bravo, 2031-C University Hyattsville, Maryland Blvd. 20783, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and RR#26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit; on or about Monday, November 21, 2022, at approximately 10:00 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 2031-C University Blvd., Hyattsville, MD. Inspector Farmer-Johnson observed nearly empty bottles of liquor and inquired about the invoices/records to identify which Authorized Retailer the alcoholic beverages were purchased from and the manager advised she had no invoices nor could identify where any of the alcoholic beverages were purchased from. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. 5. Jeffeary Miskiri, Owner, t/a Suga & Spice, 5557 Baltimore Avenue, Suite 100 Hyattsville, Maryland 20781, Class B(AE), Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic bev-erages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Thursday, De-cember 8, 2022, at approximately 12:45 pm one (1) underage female operative (18-yrs-old) and Inspector Golato, of the Prince George's County Board of License Commissioners entered Suga & Spice located at 5557 Baltimore Avenue, Suite 100, Hyattsville, MD 20781. The operative ordered a 16-ounce Henry Blossom Cocktail, while Inspector Golato observed as the server did not check for ID and provided the alcoholic beverage to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. 6. Diego Sanchez, Manager, t/a BurgerFi, 161 Fleet Street National Harbor, Maryland 20745, Class D(NH), Beer and Wine is summonsed to show cause for an alleged violation R.R. No. 17 -Beverages from Faucets, Spigots, etc.; Labeling: No holder of any alcoholic beverage license, his/her agents, or employees shall furnish or serve any malt or brewed beverage from any faucet, spigot, or other dispensing apparatus unless the trade name or brand name of the product served appears in full view to the customer in legible lettering upon the dispensing apparatus. To wit; That on Monday, November 14, 2022, at approximately 6:45 p.m. during a routine inspection of BurgerFi at 161 Fleet Street, National Harbor, MD 20745, Inspector Clinkscale noticed that the tap had no handle or label even though there was a beer keg attached to it and it was being used to serve patrons according to the manager, which is a violation of R.R# 17 of the Prince George's County Board of License Commissioners. The licensee is subject to all potential penalties identi-fied in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other any provision(s) governing said li-cense, which may include other violation(s) identified at the hearing.

7. Michele Tekam, Member, t/a Famous Lounge, 5010 Brown Station Rd. Unit# 150 Upper Marlboro, MD 20772, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged viola-

tion of RR No.#7 Consumption of Bottled goods on licensed premises (Bottle Service) and RR# 37 Alteration and Addition of the Rules and Regulations for Prince George's County, Maryland. To wit: On Saturday November 12, 2022, at approximately 10:15 pm, two undercover Prince George's County Liquor Inspectors entered the Famous Lounge, located at 501 O Brown Station Rd. Unit #150, Upper Marlboro MD 20772. Once inside, they observed bottles of Patron in clear carafes being delivered to a table with sparkling lights, also igloos, which are structures used to seat patrons, were placed on the outside of the establishment, and being utilized without the Board's approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, February 8, 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 BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

143826 (1-26.2-2)

LM File No.: 1685-00003-Hopkins

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

AMENDED

ORDER OF PUBLICATION

Asha Hopkins, Plaintiff, vs

Jennifer M. Proctor, Personal Representative of the Estate of Bernard Proctor, Sr.; The testate and intestate successors of Bernard I. Proctor, deceased, and all persons claiming by, through, or under the decedant; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3.1500 Acres. & Imps Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 FI 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine 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 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 Fl 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613,

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 Car-rigan 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 pro-bate 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, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or 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 Estate No. 127422

143759 (1-19,1-26,2-2)

ORDER OF PUBLICATION SIKAN

JOSEPH

and

vs.

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 Sa.

LM File No.: 1742-00001-Rosser

LEGALS

LEWIS MCDANIELS, LLC

50 Citizens Way

Suite 305 Frederick, MD 21701

ORDER OF PUBLICATION

Lisa Rosser, 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, de-scribed 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,

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, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion 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 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 in the plaintiff a title free and clear

ORDER OF PUBLICATION

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

vs.

	JOHN T MCKENZIE
Plaintiff,	AND
y Craig; Shirley L.	LINDA J MCKENZIE

AND 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 And erty.

devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-And Defendants

MARYLAND

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 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:

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 ST, LAUREL MD 20707, Tax Account No. 10-1050756 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 Jan-uary, 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 be-fore the 3rd day of February, 2023, warning all persons interested in the property to appear in this Court by

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff VS. JAMES T LASHLEY, SR AND JOYCE V LASHLEY

AND

LEGALS

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

And

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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

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:

185,600.00 Lib 03932 Fl 936 and as-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 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 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.

DER AASIM	
PLA	INTIFF,
H A. GILBERT, et al.	

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,

PRINCE GEORGE'S COUNTY,

Defendants IN THE CIRCUIT COURT OF

CARMODY HILLS BLK E, Assmt sessed to JAMES T LASHLEY, SR and JOYCE V LASHLEY, also known as 626 FERNLEAF AVE,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000544 (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 3.1500 Acres. & Imps. Assmt \$203,167 Map 156 Grid D3 Par 089 Lib 05104 FI 943 and being identified on the Tax Roll as Parcel ID: 11-1142843, and which may be known as 15509 Brandywine Rd., Brandywine, MD 20613.

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

It is thereupon this 18th 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023, and redeem their property and/or an-swer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

143834 (1-26,2-2,2-9) 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

and

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 prop-erty, 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 Jan-uary, 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 gen-eral circulation in Prince George's County once a week for 3 successive weeks warning all persons inter-ested 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 en-tered 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 El Amin, Clerk

143726 (1-19,1-26,2-2)



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

True Copy—Test: Mahasin El Amin, Clerk

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 pro-bate 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 Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

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)

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 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 LIONELLA A HOUSER

Notice is given that KAREN L MC-CLURE, whose address is 13106 Arya Drive, Brandywine, MD 20613, was on December 15, 2022 appointed Personal Representative of the estate of Lionella A Houser who died on October 25, 2022 with a will.

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

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

KAREN L MCCLURE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127423 143823 (1-26,2-2,2-9)

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

True Copy—Test: Mahasin El Amin, Clerk 143723 (1-19,1-26,2-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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 will.

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

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

SHIRLEY T. PITTS Personal Representative

143754

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

Estate No. 127406

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

143721 (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

1432 ALBERT DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated June 13, 2008, recorded in Liber 29827, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, 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 14, 2023 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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 pro-ceeds resulting from said resale even if such surplus results from ceeds 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 is defined 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. 343393-1)

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

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

4711 NEW KENT DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 27, 1996, recorded in Liber 11340, Folio 23 among the Land Records of Prince George's County, MD, with an original prin-cipal balance of \$203,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 14, 2023 AT 11:04 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 \$25,000 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. 124948-1)

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

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

7206 LEONA ST. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated October 19, 2006, recorded in Liber 26543, Folio 687 among the Land Records of Prince George's County, MD, with an original principal balance of \$229,191.04, 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 14, 2023 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$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 recap-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 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 pro-ceeds 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 can-not deliver one or the other or if ratification of 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 is defined by 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. 35/480-1) No. 354380-1)

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

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

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

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



auctioneers

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

143803

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com



AC ALEX COOPER auctioneers

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

(1-26, 2-2, 2-9)143804

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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale and 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 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 be up no further deposit to the purchaser. But 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

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, on on

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 dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and 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

143717

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

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 re-quest 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 dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the function 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 Subctitute Tructors, if the property is purchased by an antity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-38668)

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)

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

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

143715

143716

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Pep-percorn Place, Suite 400, Largo, MD 20774 until March 6, 2023 at 11:59 p.m. local prevailing time for the following project:

ASPHALT RESURFACING AND RELATED ROADWAY IM-PROVEMENTS IN COUNCILMANIC **DISTRICTS 7 AND 8** 961-H (E)

2. Contract Documents:

Contract documents are only available for download at the following websites

• eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM035124 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

• SPEED eProcurement Platform <u>http://discovery.ariba.com/profile/</u> AN01496591158 The project can be found by project name.

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

3. Project Description:

This Contract is to provide for hot mix asphalt wearing surface and replacement of concrete curb and gutters, sidewalks and driveway aprons; and other incidental work on various roads in Prince George's County.

4. Minimum Qualifications:

This contract envisions the incorporation of a Project Labor agreement (PLA) for all or a portion of the work. The most likely portion of the work incorporating the PLA involves the concrete replacement portion of the contract. Experience with PLAs is desirable and to ensure the efficient and timely completion of the Project all successful offerors and some, or all of their subcontractors will be required to execute and comply with a project labor agreement for the term of the resulting construction contract. Further, the contractor should anticipate working in multiple areas simultaneously since it is the County's intention to complete all work under this contract within the current construction season.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.

(http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/oh <u>d/constructContracts/Cost</u> <u>ClassKey.asp)</u>

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

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
100	CY	Class 1-A Excavation
100	CY	Borrow Excavation
100	CY	Test Pit Excavation
4300	LF	Perforated Polyvinyl Chloride (PVC)
		Underdrain Pipe, 6 Inch Diameter - Sch.
		40: STD 300.13
1900	LF	Solid Polyvinyl Chloride (PVC)
		Underdrain Pipe, 6 Inch Diameter - Sch.
		40: STD 300.13
105	EA	Furnish and Install 6 Inch (6") Solid
		Polyvinyl Chloride (PVC) Underdrain
		Cleanout Assembly (Schedule 40)
100	SF	Remove & Replace Reinforced Concrete
		Inlet Top Slab
100	LF	Remove & Replace Storm Drain Inlet
		Throat
3200	SY	Partial Depth Patching up to Eight Inch

100	LF	Remove & Replace Storm Drain Inlet
		Throat
3200	SY	Partial Depth Patching up to Eight Inch
		(8") Depth
900	SY	Full Depth Patching up to Fifteen Inch
		(15") Depth
400	SY	Remove & Replace Concrete Intersection
		Swale
2500	SY	Remove & Replace Residential Driveway
		Entrances: STD No. 200.01; 200.02

Pomorio & Poplaco Comp 1500 ςv noial Dri

LEGALS

familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this proj-

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An mandatory virtual Pre-Bid Conference will be held on February 13, 2023, at 11:00 a.m. local prevailing time, via Zoom at

https://us06web.zoom.us/j/85175337681?pwd=d09VcTNHb2ZPWWx 2UWQ3eUIGZVRTQT09 Password: 141873. All Bidders interested in the project must attend the pre-bid Conference. Bidders failing to attend the Pre-Bid Conference will not be allowed to submit a bid for this project.

> By Authority of Angela D. Alsobrooks County Executive

<u>143786</u>

LEGALS



Public Notice WSSC Adopts Regulations for Minority Business Enterprise ("MBE") Program

On January 18, 2023, the Washington Suburban Sanitary Commission (Commission) adopted regulations revising Chapter 6.30 of the WSSC Code of Regulations 2021 (Code), Minority Business Enterprise (MBE) Program. The revisions concern the Commission's efforts to clarify the MBE eligibility criteria and the Commission's race-neutral efforts to remedy past discrimination consistent with the 2022 Disparity Study. The regulations are authorized by Maryland Annotated Code, Public Utilities Article, Division II, §17-403, permitting the Commission to adopt rules and regulations to carry out the provisions of the Public Utilities Article, Division II.

THE EFFECTIVE DATE OF THE NEW REGULATIONS IS MARCH 1, 2023

LEGALS

ORDER OF PUBLICATION ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1st FLOOR 11426 YORK ROAD, 1st FLOOR COCKEYSVILLE, MARYLAND COCKEYSVILLE, MARYLAND 21030 Plaintiff Plaintiff THE ESTATE OF ULYSSES J KENNETH A ANDERSON, TRUSTEE AND JOSEPHINE D LYONS JASMINE A MASON-ANDERSON, TRUSTEE AND NORWEST MORTGAGE, INC THE KENNETH AND JASMINE N/K/A WELLS FARGO HOME MASON-ANDERSON LIVING TRUST U/A DATED AUGUST 2, 2020 B. GEORGE BALLMAN, TRUSTEE AND All persons having or claiming to have an interest in the property sit-All persons having or claiming to uate and lying in Prince George's have an interest in the property sit-County and known as: uate and lying in Prince George's 3718 DIANNA RD County and known as: SUITLAND, MD 20746 CLINTON, MARYLAND 20735 And Unknown Owner of the property 3718 DIANNA RD described as fol-Unknown Owner of the property lows: Property Tax ID 06-0565101 on 4917 MEGAN DR described as folthe Tax Roll of Prince George's lows: Property Tax ID 09-0891861 on County, the unknown owner's heirs, the Tax Roll of Prince George's devisees, and personal representa-County, the unknown owner's heirs, tives and their or any of their heirs, devisees, executors, administrators,

And

erty.

PRINCE GEORGE'S COUNTY, MARYLAND

grantees, assigns, or successors in

right, title and interest in the prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000890

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:

DIANNA WOODS LOT 20 BLK C, Assmt 270,000.00 Lib 45212 Fl 222 and assessed to THE KENNETH AND JASMINE MASON-ANDER-SON LIVING TRUST, also known as 3718 DIANNA RD, SUITLAND, MD 20746, Tax Account No. 06-0565101 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 17th 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and re-deem 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 close of call a transfer and clear of all encumbrances.

Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

PINE TREE LOT 1 GRD F2, Assmt 278,867.00 Lib 08097 Fl 304 and assessed to THE ESTATE OF ULYSSES J LYONS, JR and JOSEPHINE D. LYONS, also known as 4917 MEGAN DR, CLINTON, MARYLAND 20735, Tax Account No. 09-0891861 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 or sale has expired. It is thereupon this 17th day of January, 2023, by the Circuit Court for Prince George's County: ORDERED, That notice be given as expired 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st 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.

MARYLAND (1-26,2-2,2-9,2-16) IN THE CIRCUIT COURT OF

erty.

And

MARYLAND FOR PRINCE GEORGE'S COUNTY

devisees, and personal representa-

tives 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,

Defendants

CASE NO.: C-16-CV-22-000882 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

21030

AND

AND

AND

AND

And

MORTGAGE, INC

4917 MEGAN DR

LYONS, JR

vs.

1500	SY	Remove & Replace Commercial Driveway
22000	τr	Entrances: STD No. 200.03; 200.04; 200.05
22000	LF	Concrete Curb and Gutter - All Types
200	I E	(PGC STD. 300.01; 300.02; 300.03; 300.04)
300	LF	Concrete Header Curb Up to 16 -Inch
21000	SF	(16") Height
31000		Concrete Sidewalk, All Types
8000	SF	Concrete Handicap Access Ramp
3000	SY	Shoulder Restoration using Furnished
6000	Tons	Topsoil, Seed and Curlex-Quick Grass
0000	TOHS	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
2500	Tons	
2300	10115	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22 (Contingent)
56000	SY	Milling Hot Mix Asphalt Pavement, One
50000	51	Inch to Two Inches (1"- 2") Depth
30000	LF	Thermoplastic Pavement Markings
1000	SY	Shoulder Restoration using CR-6
1000	51	Material
100	CY	Class 1-A Excavation
100	CY	Borrow Excavation
100	CY	Test Pit Excavation
4800	LF	Perforated Polyvinyl Chloride (PVC)
1000	<u>L1</u>	Underdrain Pipe, 6 Inch Diameter -
		Sch. 40: STD 300.13
2400	LF	Solid Polyvinyl Chloride (PVC)
		Underdrain Pipe, 6 Inch Diameter -
		Sch. 40: STD 300.13
200	EA	Furnish and Install 6 Inch (6") Solid
		Polyvinyl Chloride (PVC) Underdrain
		Cleanout Assembly (Schedule 40)
150	SF	Remove & Replace Reinforced Concrete
		Inlet Top Slab
50	LF	Remove & Replace Storm Drain Inlet
		Throat
3000	SY	Partial Depth Patching up to Eight Inch
1000	C1 ((8") Depth
1200	SY	Full Depth Patching up to Fifteen Inch
100	CN/	(15") Depth
100	SY	Remove & Replace Concrete Intersection
2 500	SY	Swale Removed & Replace Residential Drivery
2,500	51	Remove & Replace Residential Driveway Entrances: STD No. 200.01; 200.02
1500	SY	Remove & Replace Commercial Driveway
1500	51	Entrances: STD No. 200.03; 200.04; 200.05
23000	LF	Concrete Curb and Gutter - All Types
20000		(PGC STD. 300.01; 300.02; 300.03; 300.04)
700	LF	Concrete Header Curb Up to 16 -Inch
		(16") Height
32227	SF	Concrete Sidewalk, All Types
10,000	SF	Concrete Handicap Access Ramp
2500	SY	Shoulder Restoration using Furnished
	-	Topsoil, Seed and Curlex-Quick Grass
6000	Tons	Hot Mix Asphalt SUPERPAVE 12.5 MM,
		PG 70-22
2500	Tons	Hot Mix Asphalt SUPERPAVE 9.5 MM,
		PG 64-22 (Contingent)
60000	SY	Milling Hot Mix Asphalt Pavement, One
		Inch to Two Inches (1"- 2") Depth
32000	LF	Thermoplastic Pavement Markings
1000	SY	Shoulder Restoration using CR-6 Material

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall For additional information, please contact Amanda Stakem Conn at Amanda.conn@wsscwater.com or 301-206-8400.

A copy of the regulation is posted on WSSC's website at <u>www.wss-</u> cwater.com.

143825

GORHAM S CLARK ESQ 108 South Street SE Suite 212 Leesburg, VA 20176 703-988-7975

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IEFFREY H WILLIAMS AKA: JEFFREY HOWARD WILLÍAMS

Notice is given that James V Davis, whose address is 44231 Mimosa Grove Square, Leesburg, VA 20176, was on December 14, 2022 appointed Personal Representative of the estate of Jeffrey H Williams who died on April 9, 2021 without a will.

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

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

JAMES V DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127206 143813 (1-26,2-2,2-9)

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

True Copy—Test: Mahasin El Amin, Clerk

143792 (1-26,2-2,2-9)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

ANSON FREDERICK BROWN

Defendant(s)

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

Civil Action No. CAEF 22-02208

Notice is hereby given this 19th 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 11748 Crestwood Avenue, Brandywine, MD 20613 made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and con-firmed unless cause to the contrary thereof be shown on or before the 20th 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 20th day of February, 2023, next.

The Report of Sale states the amount of the sale to be Three Hundred Nineteen Thousand Five Hun-dred Fifty Dollars (\$319,550.00).

MAHASIN Clerk of the Circ Prince George's	cuit Court for
True Copy—Test: Mahasin El Amin,	Clerk
143838	(1-26,2-2,2-9)

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

True Copy—Test: Mahasin El Amin, Clerk 143796 (1-26, 2-2, 2-9)

NOTICE

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

Kia Gedeon 14018 Vista Drive, Unit 53B Laurel, MD 20707

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-26707

Notice is hereby given this 18th 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 20th 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 20th day of February, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$158,000.00. The property sold herein is known as 14018 Vista Drive, Unit 53B, Laurel, MD 20707.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk (1-26, 2-2, 2-9)143830

Dunloring Place, Upper Marlboro, MD 20774, was on January 10, 2023 appointed Personal Representative t the estate of William H. Hopkins who died on August 20, 2022 with a Further information can be ob-

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

(1-26)

Giannina Lynn, Attorney at Law

1008 Pennsylvania Avenue SE

Washington, DC 20003

(202) 544-2200

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Kathleen F. Blakeney, whose address is 11434

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 126962

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

KATHLEEN F. BLAKENEY

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

143820

IN THE ESTATE OF

tative or the attorney.

decedent's death; or

will.

WILLIAM H. HOPKINS

LEIGHEL DESIREE BROWN All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file 11748 Crestwood Avenue their objections with the Register of Brandywine, MD 20613 Wills on or before the 10th day of July, 2023.

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 Clerk at:

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

<u>143779</u>

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 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

143775

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

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

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

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

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED COUNCIL PUBLIC SESSION

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

> > VS.

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

NOTICE

CARRIE M. WARD, et al.

Rockville, MD 20852

JESSEREAN INGRAM

13142 Brooktree Lane

6003 Executive Blvd., Suite 101

NOTICE

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

Estate of Mary Moore

143780

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, provided 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, next

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 Él Amin, Clerk

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

NOTICE

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

> Substitute Trustees/ Plaintiffs.

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.hvattsville.org

The City Council of Hyattsville

143783

(1-19,1-26)

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

ORDER OF PUBLICATION

SIKANDER AASIM

VS.

Samuel Gordon Middleman, Estate of David Marvin Osnos, Laurel Limited Partnership,

All unknown owners of the property and any person having or claiming to have an interest in the property known as: Tax Acct No .: 10-1089879, Roadway .5200 Acres. Assmt \$2,200 Map 006 Grid D4 Par 017 Lib 02764 Fl 275, Lib 02764 Fl 275 among the land records of Prince George's County, Maryland

DEFENDANTS.

PLAINTIFF,

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-000138

redemption in the following prop-erty, lying and being in the Prince George's County, Maryland and sold by the Collector of Taxes for



(1-19,1-26)

and

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

Laurel, MD 20707 Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-13026

Substitute Trustees/

Plaintiffs,

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

the contrary thereof be shown on or

printed in said County, once in each of three successive weeks before the 30th day of January, 2023.

\$366,000.00.

Brooktree Lane, Laurel, MD 20707, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to

before the 30th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper

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

True Copy—Test: Mahasin El Amin, Clerk

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

CARRIE M. WARD, et al.

VS.

NOTICE

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

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

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, QUALIFICA-TIONS 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 Clerk at:

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

143776

143777

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 Clerk at:

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

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

VS.

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 Av-enue, 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 \$351,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk (1-19,1-26,2-2) 143738

Plaintiffs,

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

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

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 Cir-cle, 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

vs.

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 prop-erty at 9122 Belleau Trl, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper pub-lished 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 FLAMIN

Clerk of the C	
Prince George	
True Copy—Test: Mahasin El Amin,	Clerk
143740	(1-19,1-26,2-2)

Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

Account No.: 10-1089879

Being known and designated as Roadway .5200 Acres. Assmt \$2,200 Map 006 Grid D4 Par 017 Lib 02764 Fl 275 and assessed to Middleman Samuel G Etal.

Known as: 000000 Laurel Bowie Rd Laurel 20708

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 17th day of Jan-uary, 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 gen-eral circulation in Prince George's County once a week for 3 successive weeks' warning all persons inter-ested in the property to appear in this Court by the 21st 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

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

True Copy—Test: Mahasin El Amin, Clerk

143789

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

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

In The Estate Of: WOODROW JACKSON

Estate No.: 122223

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Matthew J. Dyer for judicial probate for the appointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 8, 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 FOF PRINCE GEORGE'S COU CERETA A. LEE P.O. BOX 1729 UPPER MARLBORO, MIL PHONE: (301) 952-325(NTY 0 20773-1729	Cereta A. Le Register Of Prince Geor P.O. Box 172 Upper Marli	Wills For ge's County
143812	(1-26,2-2)	143817	(1-26,2-2,2-9)

Since 1932

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE GREEN

Notice is given that Sonja Patrice Ford, whose address is 4106 Candy Apple Lane, Suitland, MD 20746, was on September 30, 2022 appointed Personal Representative of the estate of Alice Green who died on August 9, 2022 without a will.

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

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

tained from the Register of Wills.

SONJA PATRICE FORD

Personal Representative

The Prince George's Post

Your Newspaper of Legal Record

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



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 <u>www.melnicknewell.com</u>

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 oc curred 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 faclifties 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and 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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated, or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

LEGALS

E.T. Newell & Co, Inc 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</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 settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

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

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

> E.T. Newell & Co, Inc 912 E. 25th Street, Baltimore MD 21218

> > **LEGALS**

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

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

The Prince George's Post Call 301-627-0900

143705

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

143704

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHAWNETTE R SMITH

Notice is given that Carita Franklin, whose address is 11405 Fort Saratoga Court, Fort Washington, MD 20744, was on November 1, 2022 appointed Personal Representative of the estate of Shawnette R Smith who died on August 26, 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 1st day of May, 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.

CARITA FRANKLIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126696 143818 (1-26,2-2,2-9) NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN S ALER III

Notice is given that Virginia Lum, whose address is 9415 Spruce Tree Circle, Bethesda, MD 20814, was on January 18, 2023 appointed Personal Representative of the estate of John S Aler III who died on December 10, 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 18th 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; 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.

VIRGINIA LUM Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729	Cei Reo Pri P.C Up
Estate No. 127705	
143821 (1-26,2-2,2-9)	143

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA LATTA OWENS

Notice is given that Stephen Dermot Owens, whose address is 6664 Old Solomons Island Rd, Friendship, MD 20758, was on January 18, 2023 appointed Personal Representative of the estate of Anna Latta Owens who died on December 7, 2022 with a will.

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

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

STEPHEN DERMOT OWENS Personal Representative

Cereta A. Lee Legister Of Wil Rince George's O. Box 1729	
PPER MARLBOR	o, MD 20773-1729
	Estate No. 127699
43822	(1-26,2-2,2-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE FREEMAN

Notice is given that Rico Freeman, whose address is 204 Major King Lane, Fort Washington, MD 20744, was on December 15, 2022 appointed Personal Representative of the estate of HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE FREEMAN who died on October 19, 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 15th 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.

RICO FREEMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127474 143819 (1-26,2-2,2-9) Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

143706

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 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.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120315 143757 (1-19,1-26,2-2)

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 William Henry Burton, who died on February 17, 2021 without a will.

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

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.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

143756

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

Estate No. 125182

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

v.

ORDER OF PUBLICATION

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

JONATHAN D WANCHALK

vs.

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

And

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 property.

And

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 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:

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 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 9th 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 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

ORDER OF PUBLICATION

THORNTON MELLON LLC Plaintiff,

ALEX BLAKE VIVIAN H DETTER DAVID E MILLER ESQ. ROSECROFT VILLAGE HOMEOWNERS ASSOCIATION, INC. 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 Defendants.

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

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 Iden-tification Number <u>12-1332261</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 143725 (1-19,1-26,2-2) LEGALS

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 Process

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

143770

LEGALS

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 Évaluation 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 Clerk at:

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

<u>143771</u>

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

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

LEGALS

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

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 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

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

143773

LEGALS CITY OF SEAT PLEASANT

LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JANUARY 9, 2023

CHARTER AMENDMENT RESOLUTION NO. CA-23-07

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 Clerk at:

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

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

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

LEGALS

CHARTER AMENDMENT RESOLUTION NO. CA-23-04

143774

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

VS.

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, RÁUL ED-UARDO REYES, is hereby notified that the Plaintiff, has filed a PETI-TION 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 therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, RAUL EDUARDO REYES, in accordance 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 HEREBY 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)

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

LEGALS

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 P.o. Box 1729 UPPER MARLBORO, MD 20773

(1-19,1-26) 143753

NOTICE

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

vs.

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 Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these 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, Circu	it Court for
Prince George'	s County, MD
True Copy—Test: Mahasin El Amin,	Clerk
143665	(1-12,1-19,1-26)

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 Clerk at:

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

143772

vs.

LEGALS

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 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 prop-erty mentioned in these proceedings and described as 7707 Hyacinth Court, Laurel, MD 20707, made and reported by the Substitute Trustee, 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 in-serted 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 I	EL AMIN
Clerk, Circuit	Court for
Prince George's	County, MD
True Copy—Test:	
Mahasin Él Amin, C	Clerk
143735	(1-19,1-26,2-2)

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 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 Clerk at:

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

> > vs.

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

LEGALS

NOTICE

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

<u>143778</u>

Substitute Trustees/ Plaintiffs

KABBA KARGBO DAPHNE COKER 12520 Old Gunpowder Road ARTA 12520 Old Gunpowder Road Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-20255

Notice is hereby given this 12th 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 12520 Old Gunpowder Road, ARTA 12520 Old Gunpowder Road Spur, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 13th 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 13th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$600,958.00.

MAHASIN I Clerk, Circuit		
Prince George's	County, MD	
True Copy—Test: Mahasin El Amin, G	711-	Ti M
Manasin El Amin, C	lerk	10.
143787	(1-26,2-2,2-9)	14

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

NOTICE

Substitute Trustees/ Plaintiffs,

ROSANNA L. DICKERSON (DECEASED) 5500 Karen Elaine Drive Unit 905 Hyattsville A/R/T/A New Carrollton, MD 20784 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-05647

Notice is hereby given this 18th 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 5500 Karen Elaine Drive, Unit 905, Hyattsville Drive, Unit 905, Hyattsville A/R/T/A New Carrollton, MD A/K/1/A New Caronica, ME 20784, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$96,000.00.

MAHASIN	
Clerk, Circui Prince George's	
True Copy—Test: Mahasin El Amin,	Clerk
143828	(1-26,2-2,2-9)

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

vs. TRACEY APPLO AKA TRACEY MARIA CLARK GENERAL APPLO

Maryland, that the sale of the prop-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 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 \$257,000.00.

MAHASIN	I FI AMIN
Clerk, Circu	
Prince George	's County, MD
True Copy—Test: Mahasin El Amin,	Clerk
Wanashi Errinny	
143737	(1-19,1-26,2-2)

Plaintiffs. Spur

7112 Westchester Drive Temple Hills, MD 20748

Defendant(s). 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,

the contrary thereof be shown on or

NOTICE CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 vs. Substitute Trustees/

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

LEG	GALS	LEG	FALS	LEG	ALS
File No. 22-PG-RT-1075	File No. 22-PG-RT-1026	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION	ORDER OF PUBLICATION
ORDER OF PUBLICATION	ORDER OF PUBLICATION	MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR	MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR	MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR	MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1™ FLOOR
RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC	RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'- Connell, LLC	COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.	COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.	COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.	COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.
124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,	124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,	PHILIP E SHIPE	CANDACE MATTHEWS	DONALD H MURRAY	SHERROLL SPEEDWELL
Plaintiff vs.	Plaintiff vs.	AND	AND	AND	AND
Acquanetta Frazier, Personal Repre- sentative of the Estate of John H. Kelley, and Prince George's County, Maryland,	Devon Sturdivant, Personal Repre- sentative of the Estate of Bernice Mary Newman, and Monica F. Stur- divant, and Prince George's County,	THE ESTATE OF PHILIP E SHIPE AND	All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:	All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:	All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:
And	Maryland,	All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's	4907 RIDGEVIEW LN BOWIE, MD 20715	5812 CHOCTAW DR OXON HILL, MD 20745	5915 GALLATIN ST HYATTSVILLE, MD 20781
All other persons having or claim- ing to have an interest in the prop-		County and known as:	And	And	And
George's County, Maryland known as:	All other persons having or claim- ing to have an interest in the prop- erty situate and lying in Prince George's County, Maryland known as:	3100 SEDGWICK LN BOWIE, MD 20715 And	Unknown Owner of the property 4907 RIDGEVIEW LN described as follows: Property Tax ID 14-1693803	Unknown Owner of the property 5812 CHOCTAW DR described as follows: Property Tax ID 12-1226968	Unknown Owner of the property 5915 GALLATIN ST described as follows: Property Tax ID 02-0121509
13325 Brandywine Rd Brandywine, MD 20613	as. 2200 Rosedell Pl Fort Washington, MD 20744	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 representa- tives and their or any of their heirs,	on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representa- tives and their or any of their heirs,	on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representa- tives and their or any of their heirs,
Legal Description: 6.01 Acres & Imps Account ID: 11-1181734 Deed Ref.: 40434/373 Assessed to: Kelley, John Sr.,	Legal Description: 11,093 SF & Imps. Rosdell Lot 17 Account ID: 05-0363838 Deed Ref.: 13777/177	on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representa- tives and their or any of their heirs,	devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop- erty.	devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop- erty.	devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop- erty.
Defendants	Assessed to: Newman, Bernice M. &	devisees, executors, administrators, grantees, assigns, or successors in	And	And	And
In the Circuit Court for Prince George's County, Maryland Civil Division	Monica F. Sturdivant, Defendants In the Circuit Court for	right, title and interest in the property.	PRINCE GEORGE'S COUNTY, MARYLAND	PRINCE GEORGE'S COUNTY, MARYLAND	PRINCE GEORGE'S COUNTY, MARYLAND
Case Number:	Prince George's County, Maryland	And			
C-16-CV-22-000441	Civil Division Case Number:	PRINCE GEORGE'S COUNTY,	Defendants	Defendants	Defendants
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 The object of this proceeding is to	MARYLAND Defendants	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001120	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000884	IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001121
County, Maryland and described as: <u>13325 Brandywine Rd, Brandywine,</u> MD 20613	secure the foreclosure of all rights of redemption in the following prop- erty, situate in Prince George's County, Maryland and described as:	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	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	The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-
Legal Description: 6.01 Acres & Imps	<u>2200 Rosedell Pl, Fort Washington,</u> <u>MD 20744</u>	The object of this proceeding is to secure the foreclosure of all rights of	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	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	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
Account ID: 11-1181734 Deed Ref.: 40434/373 Assessed to: Kelley, John Sr.	Legal Description: 11,093 SF & Imps. Rosdell Lot 17 Account ID: 05-0363838	redemption in the following prop- erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County	Plaintiff in this proceeding: ROCKLEDGE AT BELAIR LOT 19	Plaintiff in this proceeding: FOREST HEIGHTS LOT 1 BLK 11,	Plaintiff in this proceeding: MARY MASON VILLAGE LOT 3
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 Jan-	Deed Ref.: 13777/177 Assessed to: Newman, Bernice M. & Monica F. Sturdivant The Complaint states, among other things, that the amounts necessary for redemption have not been paid,	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-	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- nance.	Assmt 174,300.00 Lib 08143 FI 383 and assessed to DONALD H MUR- RAY, also known as 5812 CHOCTAW DR, OXON HILL, MD 20745, Tax Account No. 12-1226968 on the Tax Roll of the Director of Fi-	BLK G, Assmt 232,167.00 Lib 10607 Fl 566, and assessed to SHERROLL SPEEDWELL, also known as 5915 GALLATIN ST, HYATTSVILLE, MD 20781, Tax Account No. 02- 0121509 on the Tax Roll of the Direc-
uary, 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	although more than six (6) months 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, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order	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	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.	nance. 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	tor 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
weeks, before the 27th day of Janu- ary, 2023, warning all persons inter- ested 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 Com- plaint, or thereafter a final judgment will be rendered foreclosing all	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 Janu- ary, 2023, warning all persons inter- ested 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 Com-	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	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 George's County once a week for	of sale has expired. It is thereupon this 17th 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	of sale has expired. It is thereupon this 17th 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
rights of redemption in this Prop-	aay of March, 2023, and redeem the	by the insertion of a copy of this Order in some newspaper baying a	three (3) successive weeks on or be-	George's County once a week for	George's County once a week fo

rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

day of March, 2023, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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.

general circulation in Prince George's County once a week for three (3) successive weeks on or before the 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be enred all rights redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

LEGALS

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 November 16, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file neir 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

MICHELLE GUTIERREZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127756 143758 (1-19, 1-26, 2-2)

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

True Copy—Test: Mahasin El Amin, Clerk (1-12, 1-19, 1-26)143698

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 Defendant

v.

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

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)

deem 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.

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 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 re-

general

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)143699

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

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

In the Circuit Court for Prince

cuit 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 Marl-boro, 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

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)

> 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of January, 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.

MATTHEW JOYNER Personal Representative

CERETA A. LEE	
REGISTER OF WIL	ls For
PRINCE GEORGE'S	County
P.O. Box 1729	
UPPER MARLBORG	o, MD 20773-1729
	Estate No. 125392
143760	(1-19,1-26,2-2)

redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

George's County once a week for three (3) successive weeks on or be-

fore the 10th day of February, 2023,

warning all persons interested in the

property to appear in this Court by the 21st day of March, 2023 and re-

deem the property described above

and answer the Complaint or there-

after a Final Judgment will be en-

all

fore

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

True Copy—Test: Mahasin El Amin, Clerk 143794 (1-26,2-2,2-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERIFAT O KOMOLAFE

Notice is given that Tawakalitu Komolafe, whose address is 12121 Old Colony Drive, Upper Marlboro, MD 20772, was on January 13, 2023 appointed Personal Representative of the estate of Sherifat O Komolafe who died on October 28, 2022 without a will.

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

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

TAWAKALITU KOMOLAFE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127717 143815 (1-26,2-2,2-9)

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

True Copy—Test: Mahasin El Amin, Clerk 143798 (1-26,2-2,2-9)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN GREGORY HORTON

Notice is given that Sabrina Fon, whose address is 2213 Turleygreen Place, Upper Marlboro, MD 20774, was on November 29, 2022 appointed Personal Representative of the estate of John Gregory Horton who died on October 8, 2022 without a will.

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

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

SABRINA FON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127241 143816 (1-26, 2-2, 2-9)

143664 (1-12,1-19,1-26) THE PRINCE GEORGE'S

POST

Call 301-627-0900

Fax 301-627-6260

vs. DENISE CANTY

JAMES CANTY

George's County, Maryland Case No. CAEF 20-01935

Notice is hereby given this 30th day of December, 2022, by the Cir-

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 any kind.

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and /or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for 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 not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improveme

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

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 any kind.

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are 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, in-cluding agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts and/or private charges of 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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 can-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 No. 352180-1)

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

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

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 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, in-cluding agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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. 355203-1)

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

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

Substitute Trustees

ALEX COOPER auctioneers

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



auctioneers





auctioneers

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

<u>143692</u>

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

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

<u>143691</u>

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

The Prince George's Post

Your Newspaper of Legal Record

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

> Proudly Serving Prince George's County Since 1932

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

9214 ROLLING VIEW DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31238, Folio 34 among the Land Records of Prince George's County, MD, with an original principal balance of \$173,000.00, 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 14, 2023 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$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, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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 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 pro-ceeds 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 can-not deliver one or the other, or if ratification of 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 is defined by 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. 242242 1) No. 342243-1)

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

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

Substitute Trustees

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 any kind.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts and/or private charges of 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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 proreeds 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. 355094-1)

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

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

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 prin-cipal balance of \$103,583.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, 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 any kind.

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-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 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. 340393-3)

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

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



auctioneer.

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





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

auctioneers

908 York Road • Towson, MD 21204 • 410.828,4838 www.alexcooper.com

143808

143696 (1-26, 2-2, 2-9)

(1-12, 1-19, 1-26)143732 (1-19,1-26,2-2)

The Prince George's Post Your Newspaper of Legal Record Call (301) 627-0900 Fax (301) 627-6260 **Proudly Serving** Prince George's County Since 1932

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

2108 VAN BUREN ST. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated November 19, 2008, recorded in Liber 30474, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,597.00, 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 14, 2023 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$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 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 pro-ceeds 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. 346596-3)

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

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

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

7251 SHEILA TURN CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated September 25, 2009, recorded in Liber 31025, Folio 504 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,286.00, 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 14, 2023 AT 11:20 AM

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

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

Terms of Sale: A deposit of \$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 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 pro-ceeds 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. 358252-1)

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

ALEX COOPER

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

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

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

4701 OLD SOPER RD., UNIT # 465 SUITLAND A/R/T/A CAMP SPRINGS, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 16, 2009, recorded in Liber 31116, Folio 555 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,409.00, 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 14, 2023 AT 11:18 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 465, 4701 Old Soper Road, Camp Springs, Maryland, Tribeca at Camp Springs Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$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, in-cluding agricultural taxes, if applicable, and any and all public and (or private charges or assessment to the autor) taxes are publicable. 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 pro-ceeds resulting from said reseate even if such surplus results from receds 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 can-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 No. 358088-1)

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

Substi	tute	Trus	tees

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

.EX COOPER



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

<u>143809</u>

(1-26,2-2,2-9) 143811

<u>(1-26,2-2,2-9)</u> 143810

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

The Prince George's Post

Your Newspaper of Legal Record

CALL: 301-627-0900 FAX: 301-627-6260

LEGALS

ORDER OF PUBLICATION

ORDER OF PUBLICATION	ORDER OF PUBLICATION
MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.	MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR COCKEYSVILLE, MARYLAND 21030 Plaintiff vs.
TEODORO TORRES	CEDRIC H GOODEN
AND	AND
RAMONA TORRES	SARA F GOODEN
AND	AND
JUAN CONSTANZA	All persons having or claiming to
AND	have an interest in the property sit- uate and lying in Prince George's
MELISA WHITE CONSTANZA	County and known as:
AND	5709 JANICE LN TEMPLE HILLS, MD 20748
BANK OF AMERICA, N.A.	And
AND	Unknown Owner of the property
PRLAP, INC, TRUSTEE	5709 JANICE LN described as fol- lows: Property Tax ID 12-1242940 on
AND	the Tax Roll of Prince George's County, the unknown owner's heirs,
All persons having or claiming to have an interest in the property sit- uate and lying in Prince George's County and known as:	devisees, and personal representa- tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop- erty.
7527 DOVER LN LANHAM, MD 20706	And
And	PRINCE GEORGE'S COUNTY, MARYLAND
Unknown Owner of the property 7527 DOVER LN described as fol- lows: Property Tax ID 21-2367373 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representa-	Defendants IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY

Cot 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000883

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:

GOOD LUCK ESTATES LOT 39 BLK 3, Assmt 305,000.00 Lib 16875 Fl 103 and assessed to TEODORO TORRES, RAMONA TORRES, JUAN CONSTANZA, and MELISA WHITE CONSTANZA, also known as 7527 DOVER LN, LANHAM, MD 20706, Tax Account No. 21-2367373 on the Tax Roll of the Direc-

LEGALS

7608 CLARE CT LAUREL, MD 20707

And

Unknown Owner of the property 7608 CLARE CT described as follows: Property Tax ID 10-3469327 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000888

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:

THE VILLAGES AT WELLINGTON LOT 79 GRD F4, Assmt 529,233.00 Lib 45698 Fl 547 and assessed to JAS-KEERAT PAL SINGH and NOOR MAKAN, also known as 7608 CLARE CT, LAUREL, MD 20707, Tax Account No. 10-3469327 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 17th day of Janury, 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 eneral circulation in Prince George's County once a week for three (3) successive weeks on or before the 10th day of February, 2023. warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and re-deem 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 143795 (1-26,2-2,2-9)

ORDER OF PUBLICATION

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

TAYLOR, BEAN & WHITAKER

THE LAW OFFICES OF DANIEL A

vs.

NGHIA K NGUYEN

MORTGAGE CORP.

FULCO, PLLC, TRUSTEE

MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC

A/K/A MERSCORP HOLDINGS,

PATRICIA A MORRIS, PRIOR

PERPETUAL SAVINGS BANK, FSB

A/K/A CRESTAR N/K/A TRUIST

DOMINION BANK OF MARY-

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

7619 GREENBROOK DR described

as follows: Property Tax ID 21-

2407724 on the Tax Roll of Prince

George's County, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title and

PRINCE GEORGE'S COUNTY,

IN THE CIRCUIT COURT OF

MARYLAND FOR

PRINCE GEORGE'S COUNTY

Defendants

interest in the property.

N/K/A WELLS FARGO

County and known as:

7619 GREENBROOK DR

GREENBELT, MD 20770

AND

AND

AND

LLC

AND

OWNER

AND

BANK

AND

AND

And

And

MARYLAND

LAND, NA

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:

GREENBROOK PLAT 11 LOT 31 GRD F2. Assmt 293.000.00 Lib 35539 346 and assessed to NGHIA K NGUYEN, also known as 7619 GREENBROOK DR, GREENBELT, MD 20770, Tax Account No. 21-2407724 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 17th 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 George's County once a week for three (3) successive weeks on or before the 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st 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 Él Amin, Clerk 143791

ORDER OF PUBLICATION

25 Hooks Ln Ste 202 Pikesville, MD 21208 Plaintiff

Randy Kroop, Surviving Director of

State of Maryland S/O Anthony G Brown, Attorney General 200 St. Paul Place Baltimore, MD 21202

S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

ORDER OF PUBLICATION

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

vs. RENICK E MYERS, JR

MEB LOAN TRUST VI

AND

AND

AND

RECONTRUST COMPANY, NA, TRUSTEE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

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

5604 ODELL RD BELTSVILLE, MD 20705

And

Unknown Owner of the property 5604 ODELL RD described as follows: Property Tax ID 01-0060087 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-23-000004

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:

OAKHURST LOT 9 BLK N, Assmt 283,733.00 Lib 43658 Fl 075 and assessed to RENICK E MYERS, JR, also known as 5604 ODELL RD, BELTSVILLE, MD 20705, Tax Account No. 01-0060087 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.

on this 17th day of It is there

County and known as: 6628 STANTON RD

HYATTSVILLE, MD 20784

And

Unknown Owner of the property 6628 STANTON RD described as follows: Property Tax ID 02-0086330 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 property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-001087

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:

WOODLAWN HEIGHTS LOT 61 BLK H, Assmt 249,367.00 Lib 46454 Fl 578 and assessed to JAVIER A VANEGAS, also known as 6628 STANTON RD, HYATTSVILLE, MD 20784, Tax Account No. 02-0086330 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 17th 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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st 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 143797 (1-26,2-2,2-9)

LEGALS

ORDER OF PUBLICATION

and Saints Real Estate Ventures, LLC S/O Roland F. St. Paul, RA

12506 Ouiverbrook Court Bowies, MD 20720 and

Prince George's County

(1-26,2-2,2-9) Hermina E Gonzalez Valdez

A M Kroop And Sons, Inc. 1214 Donleight Dr. Columbia, MD 21046

and

tor 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 sole has expired

(b) months and a day from the date of sale has expired. It is thereupon this 17th day of January, 2023, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given by the investigation of the same of the same set of t

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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023 and re-deem 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, (]]erk
143793	(1-26,2-2,2-9)

NOTICE

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

vs.

The Markham View Condominiums Inc. dba Markham View Condominium and Vannette E. Moten Defendants

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

CIVIL NO. CAEF 22-17071

ORDERED, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2506 Markham Lane, Unit 4, Landover, Maryland 20785 men-tioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of February, 2023. next. The report states the amount of sale to be \$94,000.00.

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

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

143833

the 21st day of March, 2023 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and close of all oncumbrances and clear of all encumbrances.

CASE NO.: C-16-CV-22-001215

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

TEMPLE HILLS LOT 41 GRD A2,

Assmt 252,200.00 Lib 08488 Fl 671,

and assessed to CEDRIC H

GOODEN and SARA F GOODEN,

also known as 5709 JANICE LN,

TEMPLE HILLS, MD 20748, Tax Ac-

count No. 12-1242940 on the Tax

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

It is thereupon this 17th 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 10th day of February, 2023,

warning all persons interested in the

property to appear in this Court by

Roll of the Director of Finance.

of sale has expired.

Plaintiff in this proceeding:

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

True Copy—Test: Mahasin El Amin, Clerk (1-26,2-2,2-9) 143799

ORDER OF PUBLICATION

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

Plaintiff vs.

JASKEERAT PAL SINGH

AND

NOOR MAKAN

AND

FIDELITY DIRECT MORTGAGE, LLC AND

PATRICK MEIGHAN, TRUSTEE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

AND

THE VILLAGES AT WELLING-TON COMMUNITY ASSOCIA-TION, INC

AND

B.F. SAUL MORTGAGE COM-PANY N/K/A CHEVY CHASE MORTGAGE COMPANY

AND

AND

RONNEL SALVADOR, PRIOR **OWNER**

LIZETTE SALVADOR, PRIOR OWNER

AND

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

CASE NO.: C-16-CV-22-000790 The object of this proceeding is to Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

The County Executive and County

and

Plaintiff

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 26 C Street and described as 1750.000 Sq Ft, Map 0006, Grid E1, Parcel 0248 Being known as District 10 Account Number: 1085851, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-000221

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 26 Street in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Hermina E Gonzalez Valdez, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 1033 Marton Street and described as 1750.000 Sq Ft, Map 0006, Grid E1, Parcel 0248 Being known as District 10 Account Num-ber: 1085851, on the Tax Roll of the Director of Finance.

The complaint states among other things that the amount necessary for redemption has not been paid

It is thereupon this 17th day of January, 2023, by the Circuit Court for Prince George's County, Or-dered, that notice be given by the in-sertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of March, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 143801 (1-26, 2-2, 2-9)

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 10th day of February, 2023, warning all persons interested in the property to appear in this Court by the 21st 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 (1-26,2-2,2-9) 143800

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC 11426 YORK ROAD, 1 st FLOOR COCKEYSVILLE, MARYLAND 21030
Plaintiff
v.3.

JAVIER A VANEGAS

AND

AND

CARDINAL FINANCIAL COM-PANY, L.P. D/B/A SEBONIC FINANCIAL

PINNACLE SETTLEMENT SERV-ICES, INC, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC AND EARL C RIDDICK, JR., PRIOR OWNER AND

CITYSCAPE CORP.

AND

HUD FEDERAL CREDIT UNION

AND

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

SIKANDER AASIM

PLAINTIFF,

Iose S. Valle Maria M. Valle Daniel I. Pesachowitz, Trustee Hope P. Quinn, Trustee Ralph G. Galcone, Trustee First National Bank of Arizona

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 000000 Riverdale Rd Riverdale MD 20737, Tax Acct#: 19-2144285, legally described as: R Pt Of Lot 3 Eq 2712.97 Sq Ft 2,712.0000 Sq. Ft. Riverdale Park Blk 49, Lib 11844 Fl 143 among the land records of Prince George's County, Maryland

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-23-000139

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 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 this proceeding.

Account No.: 19-2144285

Being known and designated as R Pt Of Lot 3 Eq 2712.97 Sq Ft 2,712.0000 Sq. Ft. Riverdale Park Blk 49 Assmt \$200 Lib 11844 Fl 143 and assessed to White Mckinley. Known as: 000000 Riverdale Rd Riverdale MD 20737

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 17th day of Jan-uary, 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 gen-eral circulation in Prince George's County once a week for 3 successive updep duration of the second second second second transformed by the second second second second transformed second weeks warning all persons inter-ested in the property to appear in this Court by the 21st day of March, 2023 and to redeem the property and answer the Complaint, or there-after 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 El Amin, Clerk

143790

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

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

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

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

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 Substi-tute 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 FEBRU-ARY 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and concentration dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan environ including, but not limited to determine 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

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

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 prin-cipal balance of \$265,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, 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 agree-"as is' ments 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 there-after 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 bor-rower 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 can-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 No. 187771-2)

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

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

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 IN-CLUSIVE 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 ELEC-TION 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 any kind.

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 recap-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 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. 344823-2)

410-366-5555 www.melnicknewell.com

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

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

ALEX COOPER auctioneers

LEGALS

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

<u>143727</u>

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 a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of 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.

GARY WILLIAM WEBSTER Personal Representative

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

143755

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF QUEEN ESTER WALLS RANDALL

ÂKA: QUEENIE WALLS RANDALL

Notice is given that April R Ran-dall, whose address is 17403 Gal-lagher Way, Olney, MD 20832, was on January 10, 2023 appointed Per-sonal Representative of the estate of Queen Ester Walls Randall who died on October 17, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate 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 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.

APRIL R RANDALL Personal Representative

CERETA A. LEE				
REGISTER OF WILL	.s For			
PRINCE GEORGE'S COUNTY				
P.O. Box 1729				
UPPER MARLBORO, MD 20773-1729				
	Estate No. 127610			
143761	(1-19,1-26,2-2)			

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 will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 143762 (1-19,1-26,2-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

143733

Notice is given that LeAndra Evans, whose address is 1409 Jeffer-son St., Hyattsville, MD 20782, was on December 8, 2022 appointed Per-sonal Representative of the estate of Madalene Elaine Wilkins Evans who died on September 13, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate 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 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.

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)

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

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

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, MÄRY-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 (PUR-CHASING 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 DE-TERMINE 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, NEGO-TIATED BIDS AND PROPOSALS, AND OTHER FORMS OF PUR-CHASING; 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 <u>www.UpperMarlboroMD.gov</u>. – Town of Upper Marlboro; By John David Hoatson, Town Clerk

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 funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding 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 there-after 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 bor-rower 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 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

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 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 there-after 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. 340895-1)

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

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 recap-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 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 pro-ceeds 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. 355676-1)

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

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

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

& ALEX COOPER

auctioneers

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

908 York Road • Towson, MD 21204 • 410.828,4838

www.alexcooper.com



auctioneers

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

<u>143729</u>

<u>(1-19,1-26,2-2)</u> <u>143730</u>

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

> Proudly Serving Prince George's County Since 1932

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

6713 INGRAHAM ST. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated February 25, 2008, recorded in Liber 29815, Folio 465 among the Land Records of Prince George's County, MD, with an original prin-cipal balance of \$525,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 14, 2023 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$43,000 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. 349122-2)

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

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

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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

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. hous-ing cooperative (the "Cooperative") allotted to Unit 83 by the virtue of the power vested and contained in the Security Agreement by and be-tween 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 Cooperative'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 pur-theorem the drive of foreclosure output on the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. Cost of all documentary stamps, transfer taxes and settle-ment 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 default-ing 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 in-surable 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)

143702



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

<u>143806</u>		

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7809 DELLWOOD AVENUE **GLENARDEN, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Abdul Rahman Conteh, dated July 24, 2017, and recorded in Liber 40026 at folio 44 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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 14, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$29,000.00 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 nurchase price at the rate of 5% per Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-60221

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

143785

Nicole T. Livingston, Esquire

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 pro-bate 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 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

JOSE GONZALEZ Personal Representative

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

CERETA A. LEE 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)143667

LEGALS

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 Blag-mon, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 143668 (1-12, 1-19, 1-26)

Jennifer S. Pope 4800 Hampden Lane, 6th Floor Bethesda, Maryland 20814 (301) 951-9336

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULINE PANCETA HAYDEN

Notice is given that Mitsy Hayden, whose address is 2021 Amherst Road, Hyattsville, Maryland 20783, was on January 5, 2023 appointed Personal Representative of the estate of Pauline Panceta Hayden who died on August 28, 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 pro-bate of the decedent's will) shall file heir objections with the Register of Wills on or before the 5th day of July, 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, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

MITSY HAYDEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127238 143814 (1-26,2-2,2-9)

V. Peter Markuski, Jr., Esquire Goozman, Bernstein & Markuski 9101 Cherry Lane, Suite 207 Laurel, MD 20708 301-953-7480

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **IDA WALTON**

Notice is given that David J Walton, whose address is 7710 Georgian Drive, Upper Marlboro, MD 20772, was on January 3, 2023 appointed Personal Representative of the estate of Ida Walton who died on October 3, 2005 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 3rd day of July, 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, except if the dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

DAVID J. WALTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124620 143824 (1-26,2-2,2-9)

LEGALS

143703

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

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

vs.

LEGALS

NOTICE

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

vs.

Harold A. Campbell and Sara A. Roberts-Boykins Defendants

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

CIVIL NO. CAEF 20-01903

ORDERED, this 13th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 12217 Quadrille Lane, Bowie, Maryland 20720 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th 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 be-fore the 13th day of February, 2023, next

The report states the amount of sale to be \$439,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 143788 (1-26,2-2,2-9)

NOTICE

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

vs.

Estate of Chhingi Khalthang AKA Chhingi K Darrikhuma and S Samuel Darrikhuma Defendants

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF 22-17070

ORDERED, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3906 Nicholson Street, Hyattsville, Maryland 20782 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of February, 2023, next.

The report states the amount of sale to be \$261,000.00.

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

143832 (1-26, 2-2, 2-9)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/10/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9953, 2021 LEXUS VIN# JTJAM7BX8M5273320 AGE TO AGE AUTOMOTIVE 8625 OLD LEONARDTOWN RD HUGESVILLE

LOT#10140, 1997 TOYOTA VIN# 4T1BF12B8VU151837 ZADCO ENTERPRISES T/A MAACO 8184 BEECHCRAFT AVE GAITHERSBURG

LOT#10152, 2011 FREIGHTLINER VIN# 1FUJGLDR1BSAT0380 DAVIS ENGINE REPAIR 8861 CITATION RD BALTIMORE

LOT#10178, 2015 HONDA VIN# 1HGCT1B87FA009621 BILL AUTO REPAIR & BODY SHOP 3318 HOLLINS FERRY RD HALETHORPE

LOT#10236, 1987 SEA RAY 33.6' BOAT USCG# 954683 NAME ON BOAT:

NOTORIOUS LADY ROCKHOLD CREEK MARINA 453 DEALE RD DEALE

LOT#10316, 2015 CHRYSLER VIN# 2C3CCAAG1FH781223 JEFF'S AUTO GROUP LLC 7541 OLD ALEXANDRIA FERRY RD CLINTON

LOT#10317, 2015 FORD VIN# 1FTWS4XG5FKA30431 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL

LOT#10318, 2015 FORD VIN# 1FADP3K20FL215887 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LEGALS

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

> Substitute Trustees/ Plaintiffs,

JOSEPH C. MEADE 12404 Melody Turn Bowie, MD 20715

VS.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-22255

Notice is hereby given this 18th day of January, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in the safe of the prop-erty mentioned in these proceedings and described as 12404 Melody Turn, Bowie, MD 20715, 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 20th day of February, 2023, pro-vided a copy of this NOTICE be inserted in some weekly newspaper rinted in said County, once in each of three successive weeks before the

20th day of February, 2023. The report states the purchase price at the Foreclosure sale to be \$288,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 143827 (1-26,2-2,2-9)

143835

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 park-ing 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

Failure to reclaim said vehicle(s) within twenty-one (21) days of such

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

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST

EDMONSTON, MD 20781

301-864-0323

JD TOWING

2817 RITCHIE RD

FORESTVILLE, MD 20747

301-967-0739

MD 7EN8848

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.

hearing with the Revenue Authority of Prince George's County.

You must reclaim these vehicles by: 2/08/2023

301-685-5358

2005 FORD

2006 GMC

1998 FORD

2008 CHEVROLET IMPALA

2012 CHEVROLET CAMARO

2007 FRIGTLINER COLUMBIA

250

SIERRA

E350

VS.

REID 5502 62nd Avenue Riverdale, MD 20737

Defendant(s).

George's County, Maryland Case No. CAEF 22-22265 Notice is hereby given this 19th 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 5502 62nd Avenue, Riverdale, MD 20737, made and re-matted by the Substitute Trustee ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 20th day of February, 2023, provided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each

of three successive weeks before the 20th day of February, 2023. The report states the purchase price at the Foreclosure sale to be \$217,000.00.

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

2G1WB58KX89150327

1FTSX21555EA48677

2G1FF1E32C9164161

2GTEK13T561178978

1FDWE37L3WHA91767

1FUIA6CKX7LX80771

5XYKT3A64FG568050

1HGCM56337A199020

1N4AA5AP2EC466907

1N4AL21E59N465641

(1-26)

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

(1-26, 2-2, 2-9)143836

Temple Hills, MD 20748 Defendant(s) In the Circuit Court for Prince George's County, Maryland

NOTICE

Substitute Trustees/

Plaintiffs

CARRIE M. WARD, et al.

SEAN LEON CONNELLY

3323 Huntley Square Drive

MILDRED T. JOHNSON (DE-

VS.

CEASED)

Unit A1

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Case No. CAEF 22-12960

Notice is hereby given this 19th 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 3323 Huntley Square Drive, Unit A1, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of February, 2023.

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

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

NOTICE

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

Substitute Trustees/ Plaintiffs.

ELLA B. MCKOY HARRY D. MCKOY 9910 Hillandale Way Bowie A/R/T/A Mitchellville, MD 20721

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14691

Notice is hereby given this 19th 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 9910 Hillandale Way, Bowie A/R/T/A Mitchellville, MD 20721, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of February, 2023.

The report states the purchase price at the Foreclosure sale to be \$357,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 143837 (1-26,2-2,2-9)



NOTICE CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

SANDRA R. ROBINSON AKA SANDRA ROSE MARIE

In the Circuit Court for Prince

NOTICE

Notice is hereby given that the following vessel has apparently been abandoned.

Thirty days following publication of this notice, applicant will seek title to the vessel described below unless proof of an existing ownership interest has been presented.

Vessel is described as: 1974 Robalo R200, 16ft LOA, white Registration number DL 7169 E HIN number SLK951830474

Please contact Dominic DeMaio at 410-533-8689 143839

LOT#10319, 2017 FORD VIN# 3FA6P0HD0HR269016 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE TERMS OF SALE: CASH

PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid.

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

(1-26, 2-2)

<u>143863</u> (1-26)

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: 2/2/2023

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

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

1999	CADILLAC	ESCALADE			1GYEK13R2XR401663
2011	NISSAN	MAXIMA	VA	TZG7039	1N4AA5AP9BC821261
2006	SCION	ХА	DC	GG3699	JTKKT604565003244

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-0954

ROGUE DC EW8725 JN8AS58V28W119631 2008 NISSAN

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

2003 ACURA	MDX	MD	9BF8898	2HNYD18623H541373
2002 GMC	YUKON XL	MD	2AG0195	1GKFK16Z22J123364

143857

1999	FORD	F250	ТΧ	KWV7612	1FTNX21S1XED28120
2004	TOYOTA	SEQUOIA			5TDBT48A34S229960
2006	FORD	E350	MD	6CF6847	1FBSS31L86DB27517
2010	FORD	FOCUS	DC	GN9593	1FAHP3HNXAW22925
2009	CHEVROLE	Г MALIBU	MD	6EE9970	1G1ZF57599F248884
2010	JEEP	COMPASS	VA	TXF8056	1J4NT4FA1AD516313
2020	HYUNDAI	ACCENT	MD	8EN9882	3KPC24A60LE107420
2002	MERCEDES	BENZ CL500			WDBPJ75J12A775991
2009	CHEVROLE	Г TRAVERSE	DC	FP3269	1GNER23D99S131636
1995	CHEVROLE	Г CAPRICE	DC	FH2537	1G1BL52P9SR143978
2008	SATURN	AURA			1G8ZS57N28F294701
2003	FORD	E-250	VA	UMP2679	1FTNE24L73HA10392
2012	CHEVROLE	Г CRUZE			1G1PC5SH8C7211599
2011	JEEP	PATRIOT			1J4NF1GB5BD100604

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

VS.

2015 KIA SORENTO 2007 HONDA ACCORD 2014 NISSAN MAXIMA 2009 NISSAN ALTIMA

143858

NOTICE

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

P. Gwen Owens, Deborah J Dickson, Estate of Michael E Dickson and James Sherman Owens Defendants

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

CIVIL NO. CAEF 22-17072

ORDERED, this 17th day of January, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2202 Muskogee Street, Adel-phi, Maryland 20783 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 17th day of February, 2023 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 17th day of February, 2023, next. The report states the amount of

sale to be \$268,000.00.

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

(1-26)

143831 (1-26,2-2,2-9)

CALL

301-627-0900

FAX

301-627-6260

NOTICE

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

> Substitute Trustees/ Plaintiffs,

TANYA CHILDS 9033 48th Place College Park, MD 20740 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02202

Notice is hereby given this 18th 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 9033 48th Place, College Park, MD 20740, made and reported by the Substitute Trustee, will be RATIEED AND CON will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 20th day of February, 2023, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the

20th day of February, 2023. The report states the purchase price at the Foreclosure sale to be \$291,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 143829 (1-26,2-2,2-9)

Proudly Serving

Prince George's

County

Since 1932

Plaintiffs

The Prince George's Post

Your Newspaper of Legal Record

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

Subscribe Today!

Proudly Serving Prince George's County Since 1932