

LEGALS

ORDER OF PUBLICATION

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

vs.

LARITA AVEA BLAKE
WILMINGTON SAVINGS FUND
SOCIETY FSB
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3287224, UNIT 3103-20; 1,004.0000 SQ.FT. & IMPS. KINGS CROSSING CON; ASSMT \$48,000 LIB 20453 FL 585 UNIT 20; ASSESSED TO BLAKE LARITA A.; KNOWN AS 3103 SOUTHERN AVE TEMPLE HILLS MD 20748.
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 20-11324

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

Prince George's County, described as follows: Tax Account No 3287224, UNIT 3103-20; 1,004.0000 SQ.FT. & IMPS. KINGS CROSSING CON; ASSMT \$48,000 LIB 20453 FL 585 UNIT 20; ASSESSED TO BLAKE LARITA A.; KNOWN AS 3103 SOUTHERN AVE TEMPLE HILLS MD 20748.

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

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 4th day of September, 2020, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137842 (8-20,8-27,9-3)

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
1301 McCormick Drive, Suite 1100
Largo, MD 20774
Plaintiff

vs.

Estate of Oprea Wood, a/k/a Opera Wood
Estate No. RE-31263
Serve: Register of Wills
(Personal Representative Deceased)
14735 Main Street, Room D4001
Upper Marlboro, MD 20772

and

Estate of Oprea Wood, a/k/a Opera Wood
Estate No. 84202
Serve: Register of Wills
14735 Main Street, Room D4001
Upper Marlboro, MD 20772

Serve also: Crystal Anita E. Diallo, Personal Representative under Estate No. 84202
3402 Parkway Terrace Drive, Apt. 9
Suitland, MD 20746-2571

and

The Testate and Intestate Successors of Oprea Wood, a/k/a Opera Wood, Deceased and All Persons claiming by, through or under the Decedant
Defendants

PROPERTY DESCRIPTION

All that property described as follows: Tax Map 142, Grid A-1, Parcel 004 as more fully described by a metes and bounds legal description in a certain Deed dated June 2, 1952, into Armisted David Wood and Oprea Wood, his wife, tenants by the entirety, recorded in the Land Records of Prince George's County, Maryland in Liber 1503 at folio 292; Tax ID No. 05-0411918; containing 30,404 square feet, more or less. Said property commonly known as 13013 Old Ford Road, Fort Washington, MD 20744.
Defendants

In the Circuit Court for Prince George's County, Maryland CAE 20-11756

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2018 County tax sale. The Complaint states, among other things, that the amount necessary for redemption has not been

paid, although more than six months from the date of sale has expired.

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 13th day of October, 2020, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered 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
137844 (8-20,8-27,9-3)

ORDER OF PUBLICATION

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

vs.

ESTATE OF NADINE G FLETCHER
LEON ARTHUR FLETCHER
PRINCE GEORGES COMMUNITY
FEDERAL CREDIT UNION
CYNTHIA L PRESTANDREA
TRUSTEE
Prince George's County, Maryland

AND

Heir, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1859651, CHILLUM 17TH ELECTION DISTRICT; 5,600.0000 SQ.FT. & IMPS. HOLLADAY CO ADDN LOT 34 BLK 23; ASSMT \$230067 LIB 04660 FL 376; ASSESSED TO FLETCHER LEON A & NADINE G; KNOWN AS 4311 40H PL BRENTWOOD MD 20722.
Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division CAE 20-11325

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

Prince George's County, described as follows: Tax Account No 1859651, CHILLUM 17TH ELECTION DISTRICT; 5,600.0000 SQ.FT. & IMPS. HOLLADAY CO ADDN LOT 34 BLK 23; ASSMT \$230067 LIB 04660 FL 376; ASSESSED TO FLETCHER LEON A & NADINE G; KNOWN AS 4311 40H PL BRENTWOOD MD 20722.

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

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 4th day of September, 2020, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
137843 (8-20,8-27,9-3)

ORDER OF PUBLICATION

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

vs.

JUAN LOPEZ

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0 Old Marshall Hall Rd., Accokeek, MD 20607
Account Number: 05 0321315
Description: Tract 6 Cactus Hill II Acreage 6.7000 Acres
Map 150 Grid C2 Par 047
Assmt: \$29,100
Liber/Folio: 39304/330
Assessed To: Lopez Juan

In the Circuit Court for

LEGALS

Prince George's County, Maryland CAE 20-11735

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

Property Address: 0 Old Marshall Hall Rd., Accokeek, MD 20607
Account Number: 05 0321315
Description: Tract 6 Cactus Hill II Acreage 6.7000 Acres
Map 150 Grid C2 Par 047
Assmt: \$29,100
Liber/Folio: 39304/330
Assessed To: Lopez Juan

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 10th day of August, 2020, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137845 (8-20,8-27,9-3)

ORDER OF PUBLICATION

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

vs.

GUNTHER DEVELOPMENT, LLC

and

ALLEN D. LORD, BENEFICIARY

and

SUSAN LORD, BENEFICIARY

and

CHERIE L KUHN, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0 Southern Ave, Capitol Heights, MD 20743
Account Number: 18 2078699
Description: Lots 71.72.73. 74
8,000.0000 Sq.Ft. Gr Capitol Heights Blk 23
Assmt: \$8,800
Liber/Folio: 27048/510
Assessed To: Gunther Development, LLC

In the Circuit Court for Prince George's County, Maryland CAE 20-11722

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

Property Address: 0 Southern Ave, Capitol Heights, MD 20743
Account Number: 18 2078699
Description: Lots 71.72.73. 74
8,000.0000 Sq.Ft. Gr Capitol Heights Blk 23
Assmt: \$8,800
Liber/Folio: 27048/510
Assessed To: Gunther Development, LLC

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 10th day of August, 2020, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137848 (8-20,8-27,9-3)

ORDER OF PUBLICATION

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

vs.

GUNTHER DEVELOPMENT, LLC

and

ALLEN D. LORD, BENEFICIARY

and

CHERIE L KUHN, TRUSTEE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 0 Southern Ave, Capitol Heights, MD 20743
Account Number: 18 2042232
Description: Lots 79.80
4,000.0000 Sq.Ft. Gr Capitol Heights Blk 23
Assmt: \$14,000
Liber/Folio: 27048/505
Assessed To: Gunther Development, LLC

In the Circuit Court for Prince George's County, Maryland CAE 20-11332

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

Property Address: 0 Southern Ave, Capitol Heights, MD 20743
Account Number: 18 2042232
Description: Lots 79.80
4,000.0000 Sq.Ft. Gr Capitol Heights Blk 23
Assmt: \$14,000
Liber/Folio: 27048/505
Assessed To: Gunther Development, LLC

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 10th day of August, 2020, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of September, 2020, warning all persons interested in the said properties to be and appear in this Court by the 13th day of October, 2020, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137846 (8-20,8-27,9-3)

ORDER OF PUBLICATION

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

vs.

CYNTHIA SMITH-IRVING

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY

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

Property Address: 2514 Ewing Ave, Suitland, MD 20746
Account Number: 06 3050341
Description: 21,122.0000 Sq.Ft. Turner Sub Lot 3
Assmt: \$36,700
Liber/Folio: 30918/156
Assessed To: Smith-Irving Cynthia

In the Circuit Court for Prince George's County, Maryland CAE 20-11331

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

Property Address: 2514 Ewing Ave, Suitland, MD 20746
Account Number: 06 3050341
Description: 21,122.0000 Sq.Ft. Turner Sub Lot 3

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,

vs.

Mattawoman Energy LLC
c/o Ralph Killian
Unit 1001
4100 Spring Valley
Dallas TX 75244

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

Cherry Tree Crossing Rd.
Brandywine MD 20613

also known as Account Number 11-1183003,
Defendants,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-11740

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

Cherry Tree Crossing Rd.
Brandywine MD 20613

also known as Account Number 11-1183003

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137855 (8-20,8-27,9-3)

ORDER OF PUBLICATION

First Baptist Church of Capitol Heights
Petitioner,

vs.

F Troop Limited Partnership, et. al.,

et. al.
Defendants,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-11739

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2021996 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Street Address: 6002 Old Central Ave., Capitol Heights, MD 20743

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

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's 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 three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 and redeem the property with parcel Identification Number 18-2021996 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
137856 (8-20,8-27,9-3)

The Prince George's Post

IT PAYS TO

ADVERTISE!

Call Brenda Boice at 301-627-0900

LEGALS

Zachary W. Worshil
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EILEEN L. MCCULLOUGH

Notice is given that Brian E. Glaab, whose address is 111 Tallmadge Place, Albany, NY 12208, was on July 27, 2020 appointed Personal Representative of the estate of Eileen L. McCullough who died on May 15, 2020 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 27th day of January, 2021.

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.

BRIAN E. GLAAB
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117422
137746 (8-6,8-13,8-20)

**Call 301-627-0900
for a quote.**

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

BARBARA A. RYAN (DECEASED)
12417 Seabury Lane
Bowie, MD 20715
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-37967**

Notice is hereby given this 29th day of July, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12417 Seabury Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of August, 2020, 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 31st day of August, 2020.

The report states the purchase price at the Foreclosure sale to be \$231,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137743 (8-6,8-13,8-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SANDRA EDWARDS
8504 Heathermore Boulevard East
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-17383**

Notice is hereby given this 29th day of July, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8504 Heathermore Boulevard East, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of August, 2020, 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 31st day of August, 2020.

The report states the purchase price at the Foreclosure sale to be \$231,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137742 (8-6,8-13,8-20)

Lesley A. Moss, Esq.
1101 Wootton Parkway, Suite 500
Rockville, MD 20852
301-652-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DELORES HENDERSON
AKA DELORES PEACHES
HENDERSON**

Notice is given that Kimberlee Williams, whose address is 117 Waltman Place NE, Washington, DC 20011, was on August 6, 2020 appointed Personal Representative of the estate of Delores Henderson aka Delores Peaches Henderson, who died on June 1, 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.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of February, 2021.

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.

KIMBERLEE WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117540
137809 (8-13,8-20,8-27)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

FRANKLIN TOPASNA
1120 12th Street
Laurel, MD 20707
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-37998**

Notice is hereby given this 6th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1120 12th Street, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 8th day of September, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 8th day of September, 2020.

The report states the purchase price at the Foreclosure sale to be \$235,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137835 (8-20,8-27,9-3)

NOTICE

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

CHERYL A. FLEMING
2031 Tinker Drive
Fort Washington, MD 20744
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-17677**

Notice is hereby given this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2031 Tinker Drive, 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 10th day of September, 2020, provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 10th day of September, 2020.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
137837 (8-20,8-27,9-3)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 9, 2020

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

TRANSFER

Harshadkumar Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Eastover Wine & Spirits, LLC, t/a Eastover Liquors, 4909 Indian Head Highway, Oxon Hill, 20745, transfer from Eastover Wine & Spirits, LLC, t/a Eastover Liquors, Rajendra R. Patel, President.

Sudhakar Myneni, Member, Juhar Singh, Member, for a Class A, Beer, Wine and Liquor for the use of Kettering Liquors, LLC, t/a Kettering Liquors, 10682 Campus Way South, Upper Marlboro, 20772, transfer from J Triple B.L.L.C., t/a Kettering Liquors, William L. Davis, Member, William W. Miles, Jr., Member, William R. Roberts, Member.

Grace Thume, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Leo Andres, Inc., t/a El Tejano Bar and Grill, 6847 New Hampshire Avenue, Takoma Park, 20912, transfer from Leo Andres, Inc., t/a El Tejano Restaurant and Bar, Samuel Diaz-Molina, President/Secretary/Treasurer.

Baldomero Avalos, Member, for a Class B, Beer, Wine and Liquor for the use of HH&B, Inc., t/a El Charro, 933 Fairlawn Avenue, Laurel, 20707, transfer from Eastover HH&B, Inc., t/a El Charro, Angela Hernandez, President, Baldimir Hernandez, Secretary/Treasurer.

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

Lee Cohen, Member/Authorized Person, for a Class B(BH), Beer, Wine and Liquor for the use of Hospitality Concession of Oxon Hill, LLC, t/a Hyatt Place National Harbor, 123 Waterfront Street, Oxon Hill, 20745.

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

Warren Thompson, President, Ali Azima, Treasurer, Maurice Jenoure, Secretary, for a Class B, Beer, Wine and Liquor for the use of Thompson Retail Food Group, LLC, t/a Milk & Honey, 12500 Fairwood Parkway, Bowie, 20720

Angelo Crump, Owner, for a Class B(BLX), Beer, Wine and Liquor for the use of Half Note by DeCarlo, LLC, t/a Half Note by DeCarlo, 12500 Fairwood Parkway, Bowie, 20720

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, September 9, 2020. 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.mypgcs.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

Attest:
Terence Sheppard
Director
August 13, 2020
137875 (8-20,8-27)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

Yolanda Rhodes
AND
Yvonne Rhodes-Toy
3727 Portal Avenue
Temple Hills, MD 20748
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 17-07533**

Notice is hereby given this 29th day of July, 2020, 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 31st day of August, 2020, 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 31st day of August, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$240,000.00. The property sold herein is known as 3727 Portal Avenue, Temple Hills, MD 20748.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137737 (8-6,8-13,8-20)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs

vs.

Michael A. Young
AND
Brenda Young,
n/k/a Brenda Joyce Harper

12804 Quail Lane
Brandywine, MD 20613
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05603**

Notice is hereby given this 29th day of July, 2020, 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 31st day of August, 2020, 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 31st day of August, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$460,000.00. The property sold herein is known as 12804 Quail Lane, Brandywine, MD 20613.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137738 (8-6,8-13,8-20)

**THE
PRINCE GEORGE'S
POST**
Call 301-627-0900
Fax 301-627-6260
SUBSCRIBE TODAY!

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

HUBERT E. GUEST
**BARBARA H. GUEST (DE-
CEASED)**
3015 Crest Avenue
Cheverly, MD 20785
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-33525**

Notice is hereby given this 29th day of July, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3015 Crest Avenue, Cheverly, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of August, 2020, 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 31st day of August, 2020.

The report states the purchase price at the Foreclosure sale to be \$328,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137739 (8-6,8-13,8-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

TERRI RICHARDSON
HELEN P. RICHARDSON
6202 Oglethorpe Mill Drive
Brandywine, MD 20613
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-36566**

Notice is hereby given this 29th day of July, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6202 Oglethorpe Mill Drive, Brandywine, MD 20613, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of August, 2020, 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 31st day of August, 2020.

The report states the purchase price at the Foreclosure sale to be \$410,400.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137740 (8-6,8-13,8-20)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

RAYMOND R. CLAIRMONT, JR.
12824 Claxton Drive
Unit 3-G
Laurel, MD 20708
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-30246**

Notice is hereby given this 29th day of July, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12824 Claxton Drive, Unit 3-G, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of August, 2020, 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 31st day of August, 2020.

The report states the purchase price at the Foreclosure sale to be \$198,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137741 (8-6,8-13,8-20)

NOTICE

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

Plaintiffs

vs.

**Nathaniel C Williams and
Joelle A Williams**
Defendants

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

CIVIL NO. CAEF 16-43161

ORDERED, this 29th day of July, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14202 Pollin Street, Accokeek, Maryland 20607 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 31st day of August, 2020 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 31st day of August, 2020, next. The report states the amount of sale to be \$337,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137744 (8-6,8-13,8-20)

NOTICE

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

Plaintiffs

vs.

**Christian B. Thomas and
Viola S. Thomas**
Defendants

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

CIVIL NO. CAEF 18-23929

ORDERED, this 29th day of July, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8303 Sunnybrook Court, Brandywine, Maryland 20613 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 31st day of August, 2020 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 31st day of August, 2020, next. The report states the amount of sale to be \$376,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
137745 (8-6,8-13,8-20)

NOTICE

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

BEFORE THE REGISTER
OF WILLS

IN THE ESTATE OF:
HELEN BEATRICE HARRIS
AKA: HELEN HARRIS,
HELEN B. HARRIS

ESTATE NO: 115061

**PUBLIC NOTICE
TO CAVEAT**

TO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Leslie David Harris III, 9702 Baldhill Road, Bowie, MD 20721 – son, challenging the will dated July 23, 2014. 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

137808 (8-13,8-20)

Prince Williams

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6916 KIPLING PARKWAY
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Dirickson M. Muhammad AKA Dirickson M. Nutt, dated August 16, 2006, and recorded in Liber 26126 at folio 558 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

SEPTEMBER 1, 2020
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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from 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 # 19-601970)

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

137784 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5116 DOPPLER STREET
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Estate of Rosa Lee Sellers and Woodrow T. Sellers, dated September 13, 2006, and recorded in Liber 26348 at folio 528 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

SEPTEMBER 1, 2020
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 \$12,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from 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 # 19-601189)

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

137785 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8007 RAY LEONARD COURT
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Willis C. King aka Willis C. King Sr, dated July 20, 2007, and recorded in Liber 28384 at folio 229 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

SEPTEMBER 1, 2020
AT 9:34 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from 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 # 14-605969)

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

137788 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

4202 TAVERN GREEN LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Rahma Kamara and Cassandra Palmer, dated December 8, 2005, and recorded in Liber 24469 at folio 386 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

SEPTEMBER 1, 2020
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 \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from 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 # 19-600937)

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

137786 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

8703 CRALEY COURT
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yvette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 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

SEPTEMBER 1, 2020
AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.65% 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 from 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 # 19-602172)

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

137787 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

12323 MANVEL LANE
BOWIE, MARYLAND 20715

By virtue of the power and authority contained in a Deed of Trust from Lisa Cash, dated August 8, 2007, and recorded in Liber 28444 at folio 373 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

SEPTEMBER 1, 2020
AT 9:35 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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due from 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 # 2011-10831)

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

137789 (8-13,8-20,8-27)

The Prince George's Post

Call 301-627-0900

Fax 301-627-6260

LEGALS

MAYOR and COUNCIL of the INCORPORATED TOWN OF CAPITOL HEIGHTS, MARYLAND hereby give Notice of Community Facility Application Submission

The Town of Capitol Heights has filed an application with the USDA Rural Development for financial assistance to purchase police patrol vehicles. A public meeting for comments will be held on **September 8, 2020** during the Mayor and Town Council's meeting which will be held virtually online to discuss the proposed project that will be partially funded by a USDA grant and to provide the opportunity for public comment. The public can access the online meeting to provide comment by going to:

Zoom Meeting
<https://zoom.us/j/97693915214?pwd=OXF5NHY1TGtLULLrNXpuZG9uMTRSU09>

Meeting ID: 976 9391 5214
Password: 7xW8ga

Dial phone
 301- 715 - 8592

Meeting ID: 976 9391 5214
Password: 616460

By Authority of Shawn M. Maldon, Mayor and Town Council Members

137876 (8-20)

ORDER OF PUBLICATION

LEO BRUSO Plaintiff

v.

MY JANKI PROPERTIES, LLC, PRINCE GEORGE'S COUNTY, MD, STATE OF MARYLAND

and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Brandywine, 11th Election District of Prince George's County, MD, 2.3900 Acres & Imps., Assmt \$381,800 Map 135 Grid D3 Par 117 Lib 33002 Fl 083 and assessed to My Janki Properties LLC under Account Number 1150788, having a street address of 012505 Robert Crain Hwy, Brandywine, MD 20613.

Defendants,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-11320

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

2.3900 Acres & Imps., Assmt \$381,800 Map 135 Grid D3 Par 117 Lib 33002 Fl 083 and assessed to My Janki Properties LLC under Account Number 1150788, being in the Brandywine, 11th Election District of Prince George's County, MD and having a street address of 012505 Robert Crain Hwy, Brandywine, MD 20613.

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 have expired.

It is thereupon this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 13th day of October, 2020 and redeem the property known as 12505 Robert Crain Hwy, Brandywine, MD 20613 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 in free simple 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 137858 (8-20,8-27,9-3)

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

To reclaim your vehicle, please call (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2008	Chevrolet	Express	1GAGG25K781228883
2006	Honda	Odyssey	5FNRL38716B125553
2003	Honda	Accord	1HGCM66573A071588

137881 (8-20)

LEGALS

COTTAGE CITY COMMISSION FAIR SUMMARY OF EMERGENCY ORDINANCE 2020-03

This is to give notice that on August 12, 2020, the Cottage City Commission adopted Emergency Ordinance 2020-03, to be effective immediately.

Emergency Ordinance 2020-03 increases Police Department Salaries and Fringe Benefits as well as increases Police Department Capital Outlays and General Government Expenditures.

Emergency Ordinance 2020-03 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION

137877 (8-20)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION MONDAY, JULY 6, 2020

RESOLUTION R-21-01

A RESOLUTION concerning **Consent for Council Recess** from July 1, 2020 to Friday, July 31, 2020.

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JULY 13, 2020

RESOLUTION R-21-03

A RESOLUTION for the purpose of approving the Master Lease Purchase Master Agreement for the purchase of a Vehicle.

CHARTER AMENDMENT RESOLUTION CA-21-02

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed 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 (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement) for purpose of suspending certain State Law Requirements and permitting Vote By Mail in the upcoming Municipal Election; and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL SPECIAL SESSION MONDAY, JULY 20, 2020

ORDINANCE O-21-02

AN ORDINANCE concerning **ELECTION PROCEDURES FOR** the purpose of implementing Election Procedures in municipal elections in the City of Seat Pleasant.

ORDINANCE O-21-03

AN ORDINANCE concerning **Amendment of Fiscal Year 2020-2021 Budget for Grant Revenue for the Police Department.**

RESOLUTION R-21-04

A RESOLUTION TO TEMPORARILY ASSIGN THE SUPERVISORY DUTIES AND RESPONSIBILITIES OF THE CHIEF EXECUTIVE OFFICER TO THE ACTING CHIEF OPERATING OFFICER.

RESOLUTION R-21-05

A RESOLUTION concerning CITY HIRING FREEZE AND FURLOUGH

FOR the purpose of establishing a freeze on the filling of non-essential personnel positions and furloughing certain position in the government of the City of Seat Pleasant; and matters generally related thereto.

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL SPECIAL SESSION MONDAY, JULY 27, 2020

RESOLUTION R-21-06

A RESOLUTION concerning

EXTENSION OF BOND ANTICIPATION NOTE FINANCING FOR CITY HALL AND PUBLIC WORKS FACILITY IMPROVEMENTS

FOR the purpose of amending and supplementing Resolution R-18-03, adopted by the Council (the "Council") of The City of Seat Pleasant (the "City") on August 28, 2017 and effective on August 28, 2017, as amended and supplemented by Resolution R-20-02, adopted by the Council on August 15, 2019 and effective on August 15, 2019 (collectively, the "Existing Resolution") and authorizing the extension of the maturity date of The City of Seat Pleasant Taxable Community Facilities Bond Anticipation Note of 2017, issued on September 14, 2017 in the original principal amount of \$4,100,000 (the "2017 Note"), from August 15, 2020 to August 15, 2021; authorizing officials of the City to take certain actions in connection with the extension of the maturity of the 2017 Note; providing for the payment by the City of fees and expenses of counsel to Trust Bank (formerly known as Branch Banking and Trust Company) incurred in connection with the extension of the maturity of the 2017 Note; providing that the provisions of the Existing Resolution will continue to apply to the 2017 Note, as so extended, except as otherwise provided herein; and generally relating to the extension of the maturity date of the 2017 Note.

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL SPECIAL SESSION MONDAY, AUGUST 3, 2020

ORDINANCE O-21-04

AN ORDINANCE concerning

EARLY VOTING

FOR the purpose of amending the number of days of Early Voting in municipal elections in the City of Seat Pleasant.

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

City Hall
 6011 Addison Rd
 Seat Pleasant, Maryland 20743-2125

137804 (8-13,8-20)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER c/o Michael J. Grady, Esq. 50 West Montgomery Ave. Suite 100 Rockville, MD 20850

vs. Plaintiff

Mildred Ellis Personal Representative for Charles Ellis 11901 Brandywine Rd Clinton, MD 20735

Jacqueline Ellis 11901 Brandywine Rd Clinton, MD 20735

Jovetta Woodward & Patricia Robinson Trustees for Sun Trust Bank 41 Rachel Dr. Nashville, Tennessee 37214

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance

Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo, MD 20774

PRINCE GEORGE'S COUNTY STATE'S ATTORNEY OFFICE 14735 Main St. M3403, Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

Case No.: CAE 20-09808

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

"5300 Acres. Assmt \$ 2,300 Map 134 Grid C2 Par 170 Lib 12300 Fl 355 And assessed to Charles Ellis E & Mildred B. et al." The property address is: next to 11901 Brandywine Rd. Clinton, MD 20613

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

It is thereupon this 3rd day of August, 2020, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property and answer the Bill of 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 137764 (8-13,8-20,8-27)

ORDER OF PUBLICATION

JAMES SCHNEIDER c/o Michael J. Grady, Esq. 50 West Montgomery Ave. Suite 100 Rockville, MD 20850

vs. Plaintiff

Compton and Eileen Vyfhuis P.O. Box 1194 Silver Spring, MD 20910

George and John Merchison Intercity Mortgage Corporation 3001 Georgia Ave NW Washington, DC 20001

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance Wayne K. Curry Administration Building 1301 McCormick Drive Suite 100 Largo, MD 20774

PRINCE GEORGE'S COUNTY STATE'S ATTORNEY OFFICE 14735 Main St. M3403, Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

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

Case No.: CAE 20-11308

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

"Lots 1.2 5,000.0000 Sq. Ft. Holladay Co Addn Blk A Assmt \$ 60,100 Lib 05787 Fl 127 And assessed to Vyfhuis Compton G & Eileen K" The property address is: 41st Ave, Brentwood, MD 20722

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

It is thereupon this 3rd day of August, 2020, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property and answer the Bill of 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 137765 (8-13,8-20,8-27)

Call 301-627-0900 for a quote.

LEGALS

NOTICE

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

vs. Plaintiffs

Lashawn Jackson Defendant

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

CIVIL NO. CAEF 19-08649

ORDERED, this 10th day of August, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5336 Stoney Meadows Drive, District Heights, Maryland 20747 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 September, 2020 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of September, 2020, next. The report states the amount of sale to be \$189,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137838 (8-20,8-27,9-3)

NOTICE

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

vs. Plaintiffs

Elizabeth R. Vickers Defendant

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

CIVIL NO. CAEF 19-28439

ORDERED, this 10th day of August, 2020 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4901 Gunther Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H. G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of September, 2020 next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 10th day of September, 2020, next. The report states the amount of sale to be \$167,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 137839 (8-20,8-27,9-3)

It Pays to Advertise in The Prince George's Post Call 301 627 0900

LEGALS

ORDER OF PUBLICATION

ROBERT J FERNANDEZ
863 NEPTUNE DRIVE
OXON HILL, MD 20745

Plaintiff
vs.

THE ESTATE OF RUTH E. DAVIS
8546 COLTRANE COURT
ELLCOTT CITY, MD 21043

and

PRINCE GEORGE'S COUNTY
SERVE: JARED M. MC CARTHY
COUNTY ADMINISTRATORS
BUILDING
14741 GOVERNOR ODEN BOWIE
DRIVE
UPPER MARLBORO, MD 20772

and

THE TESTATE AND INTESTATE
SUCCESSORS OF RUTH E. DAVIS,
DECEASED, AND ALL PERSONS
CLAIMING BY THROUGH OR
UNDER THE DECEDENT

and

AND ALL UNKNOWN OWNERS
OF PROPERTY DESCRIBED
BELOW, THEIR HEIRS, PER-
SONAL REPRESENTATIVES AND
ASSIGNS AND ANY AND ALL
PERSONS HAVING OR CLAIM-
ING TO HAVE ANY INTEREST IN
THE PROPERTY

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:**

CAE 20-11329

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

The property described as Piscataway, 5th Election District, Chapel Hill 11 450 Sf, 10868 sf, 22,320.0000 Sq. Ft. & Improvements, Assmt \$72,900 Map 132, Grid B3, Par 190, Lib 05959, Fl 035 Tax Account Number 05-0306878, 1223 Old Piscataway Road, Fort Washington, MD 20744, and assessed to Davis, Ruth E. & Chester W.

It is thereupon this 10th day of August, 2020, 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, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020, 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 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
137859 (8-20,8-27,9-3)

Zachary W. Worshtil, Esq.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of St. Johns county, Florida appointed Daniel T. Trott, whose address is 709 Swan Creek Road, Fort Washington, MD 20744, as the Personal Representative of the Estate of Carleton Gale Trott aka Carleton Gail Trott who died on January 22, 2020 domiciled in Florida.

The Maryland resident agent for service of process is Zachary W. Worshtil, whose address is 5415 Water Street, Upper Marlboro, MD 20772.

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

PRINCE GEORGE'S

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

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

DANIEL T. TROTT
Foreign Personal Representative

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

Estate No. 117466

137889 (8-20,8-27,9-3)

ORDER OF PUBLICATION

WILBARGER, LLC
P.O. Box 2367
Denver, Colorado 80201

Plaintiff
Vs.

THOMAS R. SPELL
3009 Hawthorne Drive, NE
Washington, DC 20017

and

ELEANOR M. SPELL
3009 Hawthorne Drive, NE
Washington, DC 20017

and

ESTATE OF CHARLES F. QUEEN
C/o Jeffrey S. Larson,
Personal Representative
6305 Ivy Lane, Suite 416
Greenbelt, Maryland 20770

and

UNKNOWN OWNER OF PROP-
ERTY
Church Road,
Map 046, Grid D4, Parcel 0043,
Acct No. 07-0733733

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

THE COUNTY OF
PRINCE GEORGE'S
Serve on: Jared M. McCarthy
County Attorney
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

And all other persons having or claiming to have an interest in Church Road, Bowie

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.:**

CAE 20-11730

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Church Road, Bowie, Account No. 07-0733733 and assessed to Thomas R. Spell and Eleanor M. Spell, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Church Road
District 07, Map 046, Grid D4,
Parcel 0043,
Acct No.: 0733733

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 10th day of August, 2020, 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 once a week for three successive weeks, before the 4th day of September, 2020, warning all persons interested in said property to be and appear in this Court by the 13th day of October, 2020, to redeem the property, Church Road, Bowie, Account Number 07-0733733, and answer the Complaint or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
137840 (8-20,8-27,9-3)

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,
v.

FACES LLC
Suite 7
20 Chesapeake St. S.E.
Washington, DC 20032

and

Jose Strickland, Resident Agent
5904 Lowery Lane
Upper Marlboro, MD 20772

and

DP Capital LLC
7115 Leesburg Pike, #215
Falls Church, VA 22043

and

Prince George's County, Maryland

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

4814 Deanwood Dr
Capitol Heights, MD 20743

also known as Account Number 18-1984525,

Defendants,

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,
v.

Lape C Kenneth Jr; Evergreen Title & Escrow Corp Profit Sharing Plan and Ronald B. Edlavitch, PA ; and Allen D. Lord

and

Prince George's County, Maryland
and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

8620 Normal School Rd
Bowie, MD 20715-3327

also known as Account Number 14-1625235.

Defendants,

**In the Circuit Court for
Prince George's County, Maryland
CASE NO. CAE 20-11754**

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

8620 Normal School Rd
Bowie, MD 20715-3327

also known as Account Number: 14-1625235

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137851 (8-20,8-27,9-3)

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-11741**

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

4814 Deanwood Dr
Capitol Heights, MD 20743

also known as Account Number 18-1984525

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137854 (8-20,8-27,9-3)

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,
v.

Sandra Gartrell NKA Teddy Jackson; and David Jackson-Hardy AKA David Jackson-Handy; and Embrace Home Loans, Inc.; and MERS, Inc.; and Prince George's County, Maryland; and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

3018 Powder Mill Rd
Hyattsville, MD 20783

also known as Account Number 21-2397578,

Defendants,

**In the Circuit Court for
Prince George's County, Maryland
CASE NO. CAE 20-11755**

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

3018 Powder Mill Rd
Hyattsville, MD 20783

also known as Account Number 21-2397578

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137850 (8-20,8-27,9-3)

**THE
PRINCE
GEORGE'S
POST**

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,
v.

Beor Fund 1 LLC
Stephen L. Harker Law Office
35 Fulford Ave STE 203
Bel Air, MD 21014

and

Prince George's County, Maryland
and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

18402 Livingston Rd
Accokeek, MD 20607

also known as Account Number 05-0277772.

Defendants,

**In the Circuit Court for
Prince George's County, Maryland
CASE NO. CAE 20-11747**

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

18402 Livingston Rd
Accokeek, MD 20607

also known as Account Number 05-0277772

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137852 (8-20,8-27,9-3)

ORDER OF PUBLICATION

Paradise Point, LLC
Plaintiff,
v.

Decatur Jackson
c/o Parker Atty
2016 S. Filmore St.
Arlington, VA 22204-5240

and

Prince George's County, Maryland
and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

Old Fort Rd
Fort Washington, MD 20744

also known as Account Number 05-0334763,

Defendants,

**In the Circuit Court for
Prince George's County, Maryland
CASE NO. CAE 20-11746**

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

OLD FORT RD
FORT WASHINGTON, MD 20744

also known as Account Number 05-0334763

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 10th day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of October, 2020 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 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
137853 (8-20,8-27,9-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD EUGENE BLACKWELL

Notice is given that Euron Blackwell, whose address is 5501 Rosecroft Village Drive, Oxon Hill, MD 20745, was on July 24, 2020 appointed personal representative of the small estate of Ronald Eugene Blackwell who died on June 3, 2020 with a will.

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

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

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

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

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

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

EURON BLACKWELL
Personal Representative

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

Estate No. 117233

137880 (8-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELYNE BOULWARE SIMS

Notice is given that Gayle E Newell, whose address is 2517 Red Cedar Drive, Bowie, MD 20721, was on August 12, 2020 appointed personal representative of the small estate of Jacquelyne Boulware Sims who died on April 27, 2020 with a will.

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

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

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

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

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

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

GAYLE E NEWELL
Personal Representative

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

Estate No. 117664

137882 (8-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH BRYAN COOPER

Notice is given that Eleanor B Cooper, whose address is 15501 Jodphur Drive, Bowie, MD 20721, was on August 3, 2020 appointed personal representative of the small estate of Joseph Bryan Cooper who died on April 13, 2020 with a will.

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
v. Plaintiff,

Oxon Hill Holdings LLC, and Tucker Family LLC, and F&N Enterprises LLC, and Potomac Investment Enterprises, LLC, and

Prince George's County, Maryland and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

546 Wilson Bridge Dr, Oxon Hill 20745-0000
CONDO UNIT: 6747 A-1 also known as Acct Number 12-1318500,
Defendants.

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

Case No. CAE 20-11293

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

546 WILSON BRIDGE DR OXON HILL 20745-0000
CONDO UNIT: 6747 A-1 also known as Account Number: 12-1318500

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, 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 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
137780 (8-13,8-20,8-27)

ORDER OF PUBLICATION

Paradise Point LLC
v. Plaintiff,

Oxon Hill Holdings LLC, and Tucker Family LLC, and F&N Enterprises LLC, and Potomac Investment Enterprises, LLC, and

Prince George's County, Maryland and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

552 Wilson Bridge Dr, Oxon Hill 20745-0000
CONDO UNIT: 6753 A-2 also known as Acct Number 12-1318757,
Defendants.

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

Case No. CAE 20-11292

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

552 WILSON BRIDGE DR OXON HILL 20745-0000
CONDO UNIT: 6753 A-2 also known as Account Number: 12-1318757

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, 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 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
137781 (8-13,8-20,8-27)

ORDER OF PUBLICATION

Paradise Point LLC
v. Plaintiff,

Oxon Hill Holdings LLC, and Tucker Family LLC, and F&N Enterprises LLC, and Potomac Investment Enterprises, LLC, and

Prince George's County, Maryland and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

552 Wilson Bridge Dr, Oxon Hill 20745-0000
CONDO UNIT: 6753 A-1 also known as Acct Number 12-1318740,
Defendants.

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

Case No. CAE 20-11307

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

552 WILSON BRIDGE DR OXON HILL 20745-0000
CONDO UNIT: 6753 A-1 also known as Account Number: 12-1318740

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, 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 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
137782 (8-13,8-20,8-27)

ORDER OF PUBLICATION

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

vs. Plaintiff

NATION HOME BUYERS, LLC GLOVER & ASSOCIATES PROFIT INC.

SHARING PLAN GREGORY FIELDS, TRUSTEE Prince George's County, Maryland

AND
Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2011674, SEAT PLEASANT 18TH ELECTION DISTRICT; 5750 SQ.FT. & IMPS. SEAT PLEASANT LOT 5 BLK D; ASSMT \$166400 LIB 35584 FL 254; ASSESSED TO NATION HOME BUYERS LLC; KNOWN AS 6109 ADDISON RD CAPITOL HEIGHTS, MD 20743.

Defendants

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

Civil Action No. CAE 20-07786

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

Prince George's County, described as follows: Tax Account No 2011674, SEAT PLEASANT 18TH ELECTION DISTRICT; 5750 SQ.FT. & IMPS. SEAT PLEASANT LOT 5 BLK D; ASSMT \$166400 LIB 35584 FL 254; ASSESSED TO NATION HOME BUYERS LLC; KNOWN AS 6109 ADDISON RD CAPITOL HEIGHTS, MD 20743.

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

It is thereupon this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property herein described

and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137750 (8-13,8-20,8-27)

ORDER OF PUBLICATION

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

Plaintiff

vs. LARRY L STOTLER
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 348193, PISCATAWAY 5TH ELECTION DISTRICT; 10661 SQ.FT. & IMPS. FORT WASHINGTON ES LOT 9 BLK K; ASSMT \$281700 LIB 05314 FL 926; KNOWN AS 13216 L'ENFANT DR FORT WASHINGTON, MD 20744.

Defendants

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

Civil Action No. CAE 20-07785

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

Prince George's County, described as follows: Tax Account No 348193, PISCATAWAY 5TH ELECTION DISTRICT; 10661 SQ.FT. & IMPS. FORT WASHINGTON ES LOT 9 BLK K; ASSMT \$281700 LIB 05314 FL 926; KNOWN AS 13216 L'ENFANT DR FORT WASHINGTON, MD 20744.

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

It is thereupon this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137751 (8-13,8-20,8-27)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs. GLADYS A PEARSON
ALLSTAR MORTGAGE COMPANY
PATRICK J FLANAGAN, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0526277, 7308 UNIT C-2; 1,669.0000 SQ.FT. & IMPS HOLLY HILL CONDO-; ASSMT \$54,000 LIB 00000 FL 000; UNIT 7308 C; ASSESSED TO PEARSON GLADYS A.; KNOWN AS 7308 DONNELL PL DISTRICT HEIGHTS MD 20747.

Defendants

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

Civil Action No. CAE 20-07789

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

Prince George's County, described as follows: Tax Account No 0526277, 7308 UNIT C-2; 1,669.0000 SQ.FT. & IMPS HOLLY HILL CONDO-;

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

It is thereupon this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property herein described

LEGALS

ASSMT \$54,000 LIB 00000 FL 000; UNIT 7308 C; ASSESSED TO PEARSON GLADYS A.; KNOWN AS 7308 DONNELL PL DISTRICT HEIGHTS MD 20747.

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

It is thereupon this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137752 (8-13,8-20,8-27)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

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

True Copy—Test:
Mahasin El Amin, Clerk
137757 (8-13,8-20,8-27)

ASHLEY B CHAVIS
SAXON MORTGAGE INC
JOHN M MERCER, TRUSTEE
Prince George's County, Maryland

AND

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1316090, BLDG 7 UNIT 67 00 B-1; 2,001.0000 SQ.FT. & IMPS WILSON BRIDGE; ASSMT \$54,000 LIB 00000 FL 000; UNIT 6700 B; ASSESSED TO CHAVIS ASHLEY B.; KNOWN AS 501 WILSON BRIDGE DR OXON HILL MD 20745.

Defendants

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

Civil Action No. CAE 20-07787

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

Prince George's County, described as follows: Tax Account No 1316090, BLDG 7 UNIT 67 00 B-1; 2,001.0000 SQ.FT. & IMPS WILSON BRIDGE; ASSMT \$54,000 LIB 00000 FL 000; UNIT 6700 B; ASSESSED TO CHAVIS ASHLEY B.; KNOWN AS 501 WILSON BRIDGE DR OXON HILL MD 20745.

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

It is thereupon this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for 3 successive weeks, on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137753 (8-13,8-20,8-27)

File No. 19-PG-JF-1018

ORDER OF PUBLICATION

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

Plaintiff

vs. Frederick J. Corder, M.D., and Marilyn McPherson-Corder, M.D., and

Prince George's County, Maryland, and

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

3715 Rhode Island Ave
Brentwood, MD 20722

137878 (8-20)

LEGALS

Legal Description: 6,000 Sq.Ft. & Imps. Cedar Croft Lot 1
Account ID: 17-1862218
Deed Ref.: 10346/602
Assessed to: Corder, Frederick J. M.D. & Marilyn McPherson-Corder, Defendants

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

Case Number: CAE 20-09843

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 and described as:

3715 Rhode Island Ave
Brentwood, MD 20722
Legal Description: 6,000 Sq.Ft. & Imps. Cedar Croft Lot 1
Account ID: 17-1862218
Deed Ref.: 10346/602
Assessed to: Corder, Frederick J. M.D. & Marilyn McPherson-Corder,

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137757 (8-13,8-20,8-27)

THIS COULD BE YOUR AD!
Call 301-627-0900 for a quote.

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

The Maryland Department of the Environment is following the directives of the Governor of Maryland in response to the COVID-19 pandemic and issued Executive Orders. Please be advised that public notice and hearing procedures and meetings may be impacted, including the possible re-scheduling of hearings from in-person hearings to being held virtually

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or before September 15, 2020, unless otherwise noted in the Public Notice.

137879 (8-20)

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or before September 15, 2020, unless otherwise noted in the Public Notice.

137878 (8-20)

201861592/18-WL-0955 (R1): MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, PRINCE GEORGES COUNTY DEPARTMENT OF PARKS AND RECREATION, 4200 Ritchie Marlboro Road, Upper Marlboro, Maryland 20772, has applied to modify 18-WL-0955. The full proposal is to collect four borings totaling approximately 0.1 cubic yard of material; and to mechanically or hydraulically dredge a 1,827-foot long by 300-foot wide area (575,696 square feet) to a depth of -6.0 feet at mean low water, located at the Bladensburg Waterfront Park Marina, 4601 Annapolis Road, Bladensburg, MD 20710, on the Anacostia River. The approximately 45,000 cubic yards of dredged material will be deposited at an approved upland disposal site located at Maryland-National Capital Park and Planning Commissions Colmar Manor Community Park located at 3508 38th Avenue/3599 Bladensburg Road in Colmar Manor, Prince Georges County. The applicant has requested authorization to periodically maintenance dredge for 6 years. The purpose of the project is to improve navigable access and marina safety. For more information, please contact Melissa McCanna at Melissa.mccanna@maryland.gov or at 410-537-4053.

137878 (8-20)

137836 (8-20,8-27,9-3)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

The Maryland Department of the Environment is following the directives of the Governor of Maryland in response to the COVID-19 pandemic and issued Executive Orders. Please be advised that public notice and hearing procedures and meetings may be impacted, including the possible re-scheduling of hearings from in-person hearings to being held virtually

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be received on or before September 15, 2020, unless otherwise noted in the Public Notice.

137879 (8-20)

20196

LEGALS

File No. 19-PG-JF-1001

ORDER OF PUBLICATION

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

Plaintiff

vs.

Samuel Alexander, III, and
Willie J. Smith, Jr., and
Newbridge Community Association, Inc.,
Prince George's County, Maryland,

And

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

**910 Cypress Point Cir
Bowie, MD 20721**

Legal Description: 10,761 Sq. Ft. & Imps. Newbridge Lot 16 Blk C Account ID: 13-1509959 Deed Ref.: 6634/10 Assessed to: Alexander, Samuel III & Willie J. Smith, Jr.,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09849**

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 and described as:

**910 Cypress Point Cir
Bowie, MD 20721**

Legal Description: 10,761 Sq.Ft. & Imps. Newbridge Lot 16 Blk C Account ID: 13-1509959 Deed Ref.: 6634/10 Assessed to: Alexander, Samuel III & Willie J. Smith, Jr.

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137758 (8-13,8-20,8-27)

File No. 19-PG-JF-1012

ORDER OF PUBLICATION

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

Plaintiff

vs.

Tracy D. Butler, and
Huntcrest Condominium Council of Co-Owners, Inc., and
Prince George's County, Maryland,

And

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

**3130 Brinkley Road #302
Temple Hills, MD 20748**

Legal Description: Bldg 9 Unit 302 2,336 Sq.Ft. & Imps. Huntcrest Condominium Account ID: 12-1334002 Deed Ref.: 22375/210 Assessed to: Butler, Tracy D.,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09848**

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 and described as:

**3130 Brinkley Road #302
Temple Hills, MD 20748**

Legal Description: Bldg 9 Unit 302 2,336 Sq.Ft. & Imps. Huntcrest Condominium Account ID: 12-1334002 Deed Ref.: 22375/210 Assessed to: Butler, Tracy D.

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem

the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137759 (8-13,8-20,8-27)

File No. 19-PG-JF-1104

ORDER OF PUBLICATION

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

Plaintiff

vs.

Gabriel Kebede Seife, and
Council of Unit Owners of Presidential Towers Condominium, and
Prince George's County, Maryland,

And

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

**1836 Metzertott Road Unit 315
Hyattsville, MD 20783**

Legal Description: Unit 315 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1933712 Deed Ref.: 32666/366 Assessed to: Seife, Gabriel Kebede,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09846**

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 and described as:

**1836 Metzertott Road Unit 315
Hyattsville, MD 20783**

Legal Description: Unit 315 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1933712 Deed Ref.: 32666/366 Assessed to: Seife, Gabriel Kebede

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137760 (8-13,8-20,8-27)

File No. 19-PG-JF-1113

ORDER OF PUBLICATION

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

Plaintiff

vs.

Jerry L. Smalls, and
Prince George's County, Maryland,

And

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

**12216 Kings Brook Street
Bowie, MD 20721**

Legal Description: Plat 45 11,978 Sq.Ft. & Imps. Kettering Lot 35 Blk 68 Account ID: 07-0774257 Deed Ref.: 39890/550 Assessed to: Smalls, Jerry L.,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09847**

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 and described as:

**12216 Kings Brook Street
Bowie, MD 20721**

Legal Description: Plat 45 11,978 Sq.Ft. & Imps. Kettering Lot 35 Blk 68 Account ID: 07-0774257 Deed Ref.: 39890/550 Assessed to: Smalls, Jerry L.

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 August, 2020, by the Circuit Court for

Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137761 (8-13,8-20,8-27)

File No. 19-PG-JF-1103

ORDER OF PUBLICATION

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

Plaintiff

vs.

Gabriel Seife, and
Belen Mahary, and
Prince George's County, Maryland,

And

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

**1836 Metzertott Road Unit 601
Hyattsville, MD 20783-3475**

Legal Description: Unit 601 T-dt S/B 6/8/06 L25272 F237 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1935907 Deed Ref.: 37932/203 Assessed to: Seife, Gabriel and Mahary, Belen,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09845**

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 and described as:

**1836 Metzertott Road Unit 601
Hyattsville, MD 20783-3475**

Legal Description: Unit 601 T-dt S/B 6/8/06 L25272 F237 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1935907 Deed Ref.: 37932/203 Assessed to: Seife, Gabriel and Mahary, Belen

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137762 (8-13,8-20,8-27)

NOTICE

IN THE MATTER OF:
Tristan Howard Owens

FOR THE CHANGE OF
NAME TO:
Tristan Howard Reed

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 20-14247**

A petition has been filed to change the name of (Minor Child(ren)) Tristan Howard Owens to Tristan Howard Reed.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
137816 (8-20)

NOTICE

IN THE MATTER OF:
Delcy Yanet Lopez Cabrera

FOR THE CHANGE OF
NAME TO:
Delcy Yanet Cortez Cabrera

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 20-14018**

A petition has been filed to change the name of (Minor Child(ren)) Delcy Yanet Lopez Cabrera to Delcy Yanet Cortez Cabrera.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
137817 (8-20)

LEGALS

File No. 19-PG-JF-1102

ORDER OF PUBLICATION

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

Plaintiff

vs.

Gabriel Seife, and
Council of Unit Owners of Presidential Towers Condominium, and
Prince George's County, Maryland,

And

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

**1836 Metzertott Road Unit 1127
Hyattsville, MD 20783**

Legal Description: Unit 1127, 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1935774 Deed Ref.: 33292/454 Assessed to: Seife, Gabriel,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case Number: CAE 20-09844**

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 and described as:

**1836 Metzertott Road Unit 1127
Hyattsville, MD 20783**

Legal Description: Unit 1127, 981 Sq.Ft. & Imps. Presidential Tower Account ID: 17-1935774 Deed Ref.: 33292/454 Assessed to: Seife, Gabriel

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 August, 2020, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 28th day of August, 2020, warning all persons interested in the said properties to be and appear in this Court by the 6th day of October, 2020 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
137763 (8-13,8-20,8-27)

Maria Worthington McKenna
125 West Street 4th Floor
Annapolis, MD 21404
410 268-6600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIRK S WILLIAMS

Notice is given that Chavis A Williams, whose address is 628 Randolph Street NW, Washington, DC 20011, and Maxine S A Williams, whose address is 2504 Lorrington Drive, Forestville, MD 20747 were on July 21, 2020 appointed co-personal representatives of the small estate of Kirk S Williams, who died on December 7, 2019 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice.

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

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

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

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

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

CHAVIS A WILLIAMS
MAXINE S A WILLIAMS
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. 117355

137884 (8-20)

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**

**7401 JAFFREY RD.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 18, 1996, recorded in Liber 11215, Folio 740 among the Land Records of Prince George's County, MD, with an original principal balance of \$131,377.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 9, 2020 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$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 from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 143727-1)

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

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

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

137872 (8-20,8-27,9-3)

The Prince George's Post
Since 1932
301-627-0900

LEGALS

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

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

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

**13018 INGLESIDE DR.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005 and recorded in Liber 23988, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 1, 2020 AT 11:17 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$15,000 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 101090-3)

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

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

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

137802 (8-13,8-20,8-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**512 JENNINGS MILL DR.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006 and recorded in Liber 28052, Folio 169 among the Land Records of Prince George's County, MD, with an original principal balance of \$448,000.00, 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

SEPTEMBER 1, 2020 AT 11:18 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated 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 \$50,000 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 333576-1)

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

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

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

137803 (8-13,8-20,8-27)

LEGALS

ORDER OF PUBLICATION

James Schneider
C/o The Law Offices of
Stefan B. Ades, LLC
305 Washington Ave, Suite 401
Towson, MD 21204

Plaintiff

vs.

COMMERCIAL AND RES ECNMC
DEV INC, and

Prince George's County, Maryland
and

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 leasehold or fee simple in the property and premises situate, described as:

District 12 of Prince George's, described as follows: Account No. 1335694; known as UNKNOWN. Street address of Palmer Rd.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Civil Action No.
CAE 20-09850**

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

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

It is thereupon this 3rd day of August, 2020 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 the Prince George's Post which is a newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 28th day of August, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 6th day of October, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
137754 (8-13,8-20,8-27)

LAW OFFICE OF
JOHN E. REID, PLLC
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, D.C. 20015

File: 2019-09365-1720

ORDER OF PUBLICATION

TERRI HUMPHRIES

vs.

Gene L. Harden, Truman Capital Mortgage Loan Trust 2005-1, Prince George's County, Maryland and 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 with Account No. 2008597; situate in District 18 of Prince George's County, Maryland, known as 6009 Kano St., Capitol Heights, MD 20743 and described as 5,250.0000 Sq.Ft. & Imps. Jefferson Heights Lot 8 Blk D on the Tax Roll of the Director of Finance,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Civil Division
Civil Action No. CAE 20-09795
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding.

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

It is thereupon this 3rd day of August, 2020, 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, on or before the 28th day of August, 2020, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 6th day of October, 2020, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
137756 (8-13,8-20,8-27)

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

True Copy—Test:
Mahasin El Amin, Clerk
137755 (8-13,8-20,8-27)

LEGALS

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION ADMINISTRATION**

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

SECOND NOTICE

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of an application for a Permit to Construct submitted by University of Maryland College Park on August 27, 2019 for one (1) mobile dual-fired (natural gas w/ No. 2 fuel oil as backup) boiler rated at 95 million Btu per hour heat input. The proposed installation will be located at 7757 Baltimore Avenue, College Park, Maryland 20742.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit to Construct can be issued and is now ready to receive public comment on the application.

Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection on the Department's website. Look for Docket #06-20 at the following link:

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

Interested persons may request a public hearing and/or submit written comments on the tentative determination. Requests for a public hearing must be submitted in writing and must be received by the Department no later than September 2, 2020. Written comments must be received by the Department no later than September 12, 2020.

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than September 12, 2020 or within 5 days after the hearing (if a hearing is requested), whichever is later. The public comment period may only be extended one time for a 60-day period.

All requests for a public hearing, requests for an extension to the public comment period, and all written comments should be emailed to Ms. Shannon Heafey at shannon.heafey@maryland.gov.

Further information may be obtained by contacting Ms. Shannon Heafey by email at shannon.heafey@maryland.gov or by phone at (410) 537-4433.

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

137890 (8-20)

LEGALS

ORDER OF PUBLICATION

LEO BRUSO

v.

PETER E. KEVORKIAN, PRINCE
GEORGE'S COUNTY, MD,

and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Piscataway, 5th Election District of Prince George's County, MD, 3,4700 Acres, Assmt \$22,500 Map 160 Grid C1 Par 060 Lib 06920 Fl 700 and assessed to Kevorkian Peter E. under Account Number 0294181, having a street address of 000000 Marshall Hall Rd, Accokeek, MD 20607.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No.: CAE 20-11322**

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

3,4700 Acres, Assmt \$22,500 Map 160 Grid C1 Par 060 Lib 06920 Fl 700 and assessed to Kevorkian Peter E. under Account Number 0294181, being in the Piscataway, 5th Election District of Prince George's County and having a street address of 000000 Marshall Hall Rd, Accokeek, MD 20607.

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 have expired.

It is thereupon this 3rd day of August, 2020 by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 6th day of October, 2020 and redeem the property known as 000000 Marshall Hall Rd, Accokeek, MD 20607 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 Plaintiff a title in fee simple 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
137756 (8-13,8-20,8-27)

LEGALS

ORDER OF POSTING

Paradise Point LLC
v.

Oxon Hill Holdings LLC, et al.,
Defendants.

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

Case No. CAE 20-11297

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following Property situated and lying in Prince George's County, Maryland, described as 536 WILSON BRIDGE DR OXON HILL 20745-0000 CONDO UNIT: 6737 A-2 and also known as Account Number 12-1318112

The Complaint states, among other things, that the amounts for redemption have not been paid, although more than six (6) months and one (1) day from the date of sale has expired. Pursuant to Maryland Rule 14-503(c) the Plaintiff shall cause this Notice to be posted in a conspicuous place on the property described as:

536 WILSON BRIDGE DR OXON HILL 20745-0000 CONDO UNIT: 6737 A-2 and also known as Account Number: 12-1318112.

IT IS THEREUPON, this 3rd day of August, 2020, by the Circuit Court for Prince George's County, Maryland:

ORDERED that notice be posted on the property before the 28th day of August, 2020, warning all persons interested in the said property to be and appear in this Court by the 6th day of October, 2020, and redeem the property and answer the Complaint, or thereafter a Judgment will be rendered 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
137777 (8-13,8-20,8-27)

ORDER OF PUBLICATION

JAMES SCHNEIDER
c/o Michael J. Grady, Esq.
50 West Montgomery Ave. Suite 100
Rockville, MD 20850

Plaintiff

vs.

Suzanne Smith
1108 Ellingwood Dr.
Accokeek, MD 20607

Comptroller of Maryland
Compliance Division - Annapolis
Maryland
110 Carroll St.
Annapolis, MD 21411

U.S. Attorney General, Room 4400
950 Pennsylvania Ave. NW
Washington, DC 20530-0001

The Office of Finance of Prince George's County, Maryland Steven McGibbon, Director of Finance

Wayne K. Curry Administration Building
1301 McCormick Drive Suite 100
Largo, MD 20774

PRINCE GEORGE'S COUNTY STATE'S ATTORNEY OFFICE
14735 Main St. M3403,
Upper Marlboro, MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

Defendants

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
Case No.: CAE 20-11309**

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

"PT Par 116 Rw 5-91-503 (.04ac Dfr rds PG Co 2006) 41,402.0000 Sq. Ft. Assmt \$ 63,700 Map 144 Grid B2 Par 116 Lib 36537 Fl 179 and assessed to Smith Suzanne." The property address is: 6101 Floral Park Rd. Brandywine, MD 20613

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

It is thereupon this 3rd day of August, 2020, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 28th day of August, 2020, warning all persons interested in the property to appear in this Court by the 6th day of October, 2020, and redeem the property and answer the Bill of 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
137766 (8-13,8-20,8-27)

NOTICE - ALTERNATIVE SERVICE (Md. Rules 2-121, 2-122)

YESENIA CAROLINA CAMPOS-GOMEZ,
(Confidential address)

Plaintiff,

v.

ILSON WILFREDO TEVEZ-QUINTANILLA,
(Unknown address)

Defendant.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAD 19-20835**

Yesenia Carolina Campos Gomez, PLAINTIFF, has filed a complaint entitle, Complaint for Sole and Legal Physical Custody, in which she is asking the court to grant custody of her minor daughter.

The Circuit Court for Prince George's County may grant that relief unless Iason Wilfredo Tevez-Quintanilla, above-named DEFENDANT, can show reason why the court should not be granted the relief. Iason Wilfredo Tevez Quintanilla must file a response to the complaint on or before the 14th day of September, 2020.

If Iason Wilfredo Tevez Quintanilla fails to respond within the time allowed, the court may enter a judgement by default or grant the relief sought, as long as a copy of this Notice is:

Published in a newspaper of general circulation, "The Prince George's Post", in this county at least once a week for three (3) consecutive weeks on or before the 3rd day of September, 2020.

After the time period has passed, the PLAINTIFF may ask the court for a default judgement or to move forward with her case.

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

True Copy—Test:
Mahasin El Amin, Clerk
137834 (8-20,8-27,9-3)

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

57 WATKINS PARK DR., UNIT # 29
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated January 4, 2008, recorded in Liber 29193, Folio 261 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,000.00, 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

SEPTEMBER 9, 2020 AT 11:05 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 29 in Block 23, "Kettering 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 \$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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 173614-3)

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

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

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

137860 (8-20,8-27,9-3)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9105 25TH AVE.
HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 18, 2005, recorded in Liber 23853, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, 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

SEPTEMBER 9, 2020 AT 11:08 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 \$29,000 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 329576-1)

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

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

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

137863 (8-20,8-27,9-3)

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

7716 BLUE POINT AVE.
BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated March 30, 2001, recorded in Liber 14539, Folio 12 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,350.00, 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

SEPTEMBER 9, 2020 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 323481-2)

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

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

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

137861 (8-20,8-27,9-3)

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

512 WILSON BRIDGE DR., APT. # C-2
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust dated May 15, 2006, recorded in Liber 26354, Folio 608 among the Land Records of Prince George's County, MD, with an original principal balance of \$157,225.00, 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

SEPTEMBER 9, 2020 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered and lettered 6713-C-2 in building numbered eleven (11) in the subdivision known as "Wilson Bridge 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 331523-1)

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

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

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

137864 (8-20,8-27,9-3)

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

7705 24TH AVE.
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, 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

SEPTEMBER 9, 2020 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$15,000 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 from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 349505-1)

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

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

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

137862 (8-20,8-27,9-3)

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5201 STONEY MEADOW DR.
A/R/T/A 5201 STONEY MEADOWS DR.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated November 8, 2007, recorded in Liber 42609, Folio 70 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,998.95, 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

SEPTEMBER 9, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$27,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. 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. 331757-1)

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

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

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

137865 (8-20,8-27,9-3)

LEGALS		LEGALS		LEGALS	
NOTICE	NOTICE	NOTICE	NOTICE	NOTICE	NOTICE
IN THE MATTER OF: Corey Mahmood Holley	IN THE MATTER OF: Danisha Edris Rhoden Rose	IN THE MATTER OF: LaNeyce Monet Edwards	IN THE MATTER OF: Youlanda Cecilia Atkinson	IN THE MATTER OF: Allan Tyrene Holden	IN THE MATTER OF: Stephanie Victoria Thomas
FOR THE CHANGE OF NAME TO: Corey Mahmood Shahmoradi	FOR THE CHANGE OF NAME TO: Danisha Atalia Chevelle Rose	FOR THE CHANGE OF NAME TO: LaNeyce Monet Adekanla	FOR THE CHANGE OF NAME TO: Youlanda Cecilia Atkinson	FOR THE CHANGE OF NAME TO: Allan Todd Holden	FOR THE CHANGE OF NAME TO: Stephanie Victoria Dennis
In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13913	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13734	In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-34304	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14249	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14154	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14015
A petition has been filed to change the name of (Minor Child(ren)) Corey Mahmood Holley to Corey Mahmood Shahmoradi. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of (Minor Child(ren)) Danisha Edris Rhoden Rose to Danisha Atalia Chevelle Rose. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of LaNeyce Monet Edwards to LaNeyce Monet Adekanla. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Youlanda Cecilia Atkinson to Yolanda Cecilia Atkinson. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Allan Tyrene Holden to Allan Todd Holden. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Stephanie Victoria Thomas to Stephanie Victoria Dennis. The latest day by which an objection to the petition may be filed is September 7, 2020.
Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137818 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137819 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137820 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137821 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137822 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137823 (8-20)

LEGALS		LEGALS		LEGALS	
NOTICE	NOTICE	NOTICE	NOTICE	NOTICE	NOTICE
IN THE MATTER OF: Cecile Noubeg	IN THE MATTER OF: Tatjana Dale	IN THE MATTER OF: Mark Andrew George Rositol	IN THE MATTER OF: Bianca Erin Whitfield	IN THE MATTER OF: Jennifer Nicole Willow	IN THE MATTER OF: LaWanda Petrinia Wright
FOR THE CHANGE OF NAME TO: Cecile Nguebon Noubeg	FOR THE CHANGE OF NAME TO: Tatjana Rodriguez	FOR THE CHANGE OF NAME TO: Marisa Angelina Rositol	FOR THE CHANGE OF NAME TO: Bianca Erin Johnson	FOR THE CHANGE OF NAME TO: Nic Elvin Willow	FOR THE CHANGE OF NAME TO: LaWanda Petrinia Benefield
In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13988	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13934	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13871	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13838	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13709	In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-13677
A petition has been filed to change the name of Cecile Noubeg to Cecile Nguebon Noubeg. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Tatjana Dale to Tatjana Rodriguez. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Mark Andrew George Rositol to Marisa Angelina Rositol. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Bianca Erin Whitfield to Bianca Erin Johnson. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of Jennifer Nicole Willow to Nic Elvin Willow. The latest day by which an objection to the petition may be filed is September 7, 2020.	A petition has been filed to change the name of LaWanda Petrinia Wright to LaWanda Petrinia Benefield. The latest day by which an objection to the petition may be filed is September 7, 2020.
Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137824 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137825 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137826 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137827 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137828 (8-20)	Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137830 (8-20)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11608 ASSISI STREET
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from LaRod M. Powell and Sonya V. Powell, dated April 30, 2007 and recorded in Liber 27988, Folio 728 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on January 8, 2016 in the Land Records of Prince George's County at Liber No. 37754, Folio 360, with an original principal balance of \$308,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **SEPTEMBER 8, 2020 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137813 (8-20,8-27,9-3)

NOTICE

IN THE MATTER OF:
**Micheldeangelou Djamesek
Perfwybelayoux Grant**

FOR THE CHANGE OF
NAME TO:
**Djamesek Micheldeangelou Grant
Perfwybelayoux**

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-13694**

A petition has been filed to change the name of Micheldeangelou Djamesek Perfwybelayoux Grant to Djamesek Micheldeangelou Grant Perfwybelayoux.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
137829 (8-20)

NOTICE

IN THE MATTER OF:
Sheila Yeelon

FOR THE CHANGE OF
NAME TO:
Sheila Somo

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-12884**

A petition has been filed to change the name of Sheila Yeelon to Sheila Somo.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
137832 (8-20)

NOTICE

IN THE MATTER OF:
Dana Aitkazy

FOR THE CHANGE OF
NAME TO:
Dana Aitkazy Ivey

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-12903**

A petition has been filed to change the name of Dana Aitkazy to Dana Aitkazy Ivey.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
137831 (8-20)

NOTICE

IN THE MATTER OF:
Escarleth Yulisa Soto Arevalo

FOR THE CHANGE OF
NAME TO:
Scarlet Julissa Pereira

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 20-12302**

A petition has been filed to change the name of Escarleth Yulisa Soto Arevalo to Scarlet Julissa Pereira.

The latest day by which an objection to the petition may be filed is September 7, 2020.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
137833 (8-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8510 MADISON STREET
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Cordiela V. Maycole, dated July 20, 2007 and recorded in Liber 29698, Folio 647 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$45,000.00, and an original interest rate of 5.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 8, 2020 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 \$5,500.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

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

137814 (8-20,8-27,9-3)

Ralph W. Powers, Jr.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM FRANCIS BUCK, JR.

Notice is given that Theresa Beall, whose address is 17 Paddock Drive, Bernville, PA 19506, was on July 31, 2020 appointed Personal Representative of the estate of William Francis Buck, Jr., who died on April 27, 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.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 31st day of January, 2021.

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.

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

Estate No. 117134
137887 (8-20,8-27,9-3)

Ned S. Kodeck, Esquire
8 Reservoir Circle Suite 203
Baltimore, MD 21208
410-486-4774

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM D. STEWART

Notice is given that Edward C. Stewart, whose address is 2301 Parkview Drive NE, Tacoma, WA 98422, was on July 9, 2020 appointed Personal Representative of the estate of William D. Stewart, who died on May 10, 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.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 9th day of January, 2021.

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.

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

Estate No. 117235
137888 (8-20,8-27,9-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15210 ALAN DRIVE
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Eric Clark and Karen Clark, dated November 10, 2006 and recorded in Liber 26937, Folio 437 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$241,875.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 8, 2020 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

137815 (8-20,8-27,9-3)

Robert Y Clagett
14804 Pratt Street Suite 201
Upper Marlboro, MD 20772
301-627-3325

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN E SIMMONS

Notice is given that Charlotte I Chase, whose address is 15500 Marlboro Pike, Upper Marlboro, MD 20772, was on July 22, 2020 appointed personal representative of the small estate of John E Simmons, who died on January 14, 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.

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice.

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

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

Estate No. 116747
137885 (8-20)

L. Paul Jackson, II
Law Office of
ShIPLEY & HORNE, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774
301-925-1800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CAMILO A. LINARES
AKA CAMILO ADELSON
LINARES NOLASCO**

Notice is given that Necsi Linares, whose address is 8314 28th Ave, Adelphi, MD 20873, was on July 13, 2020 appointed Personal Representative of the estate of Camilo A Linares aka Camilo Adelson Linares Nolasco who died on August 28, 2019 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 13th day of January, 2021.

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.

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

Estate No. 114867
137886 (8-20,8-27,9-3)

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