

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260

*We are all in this
together!*

Proudly Serving Prince George's County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9749 52ND AVENUE
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Ford E. Husk, dated January 7, 2005 and recorded in Liber 22155, Folio 501 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on September 28, 2007 in the Land Records of Prince George's County at Liber No. 28721, Folio 352, with an original principal balance of \$62,000.00, and an original interest rate of 4.990%, 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 **MARCH 2, 2021 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 \$8,000.00 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, 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

138773 (2-11,2-18,2-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8118 LONDONDERRY COURT
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 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

MARCH 2, 2021
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 \$31,000.00 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 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

138772 (2-11,2-18,2-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1314 RING BILL LOOP
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Leaph Drake, dated November 13, 2006 and recorded in Liber 26784, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 12.375%, 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 **MARCH 2, 2021 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 \$17,000.00 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.

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

138774 (2-11,2-18,2-25)

LEGALS

**City of Seat Pleasant
Notice of Annexation Resolution and Annexation Plan**

The City Council of Seat Pleasant has introduced a Resolution to Annex certain land described as: Central Avenue between the Capital Beltway US 95 and the District of Columbia line consisting of approximately 41.2302 acres consisting primarily of Central Avenue and more accurately described in the Description and Exhibits of the Resolution.

Said Resolution and Plan were introduced before the City Council on February 8, 2021 and are available for review at the City Administrative Building.

The public hearing on the Resolution shall be held March 8, 2021 via Zoom Video Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N. Lanham, CMC.

138803 (2-11,2-18,2-25,3-4)

TOWN OF NORTH BRENTWOOD

ORDINANCE NO. 2021-01

Introduced by: Councilmember Baynes
Seconded by: Councilmember Dame
Date of Introduction: 2/1/21

An ordinance adopting and enacting Chapter 152 "Civil Emergencies," of The Code of The Town of North Brentwood, as amended, as a regular ordinance, by adopting and inserting said Chapter; providing for the authority and powers of the Mayor and Council of the Town of North Brentwood for the issuance of proclamations and orders in response to civil emergencies and to enact certain criminal penalties for violating such orders and generally relating to civil emergencies.

North Brentwood will hold hearing on February 16, 2021 at 7pm on Charter Amendment 2021-01. A complete copy is available for public review on the town's website: northbrentwood.com.

138824 (2-11,2-18,2-25,3-4)

LEGALS

OFFICIAL NOTICE

The City of Seat Pleasant is applying for a loan with the US Dept. of Agriculture Rural Development Agency to pay for increased cost for the Renovation and Addition to the City Hall and Public Works Buildings located at 6301 Addison Road, Seat Pleasant, MD 20743 and 108 69th Street, Capitol Heights, MD 20743.

For more information regarding this matter, please send your request for information to nehemiahgmt1@gmail.com.

138829 (2-11,2-18,2-25,3-4,3-11,3-18)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 23, 2021

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

11:30 A.M.

Notice is hereby given that on Tuesday, February 23, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-002-2021 - AN ACT CONCERNING 2021-2022 COMPENSATION REVIEW BOARD for the purpose of establishing a Compensation Review Board to study the rate of current compensation and allowances for Council members and compensation for the County Executive and making recommendations regarding the amount of compensation in accordance with state and local laws, and generally relating to the Compensation Review Board.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

138812 (2-11,2-18)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

CHIKA G AHUNANYA
HOME POINT FINANCIAL CORP
HOME POINT FINANCIAL CORP
HOME POINT FINANCIAL CORP
James E. Clarke Et. Al.
James E. Clarke Et. Al.
MONTPELIER HILLS HOA, INC.
MERS INC.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY
11521 TUSCANY DR, LAUREL,
MD 20708-0000, Parcel No. 10-
1000801

ANY UNKNOWN OWNER OF
THE PROPERTY 11521 TUSCANY
DR, LAUREL, MD 20708-0000 Parcel
No. 10-1000801, the unknown
owner's heirs, devisees, and personal
representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs, or successors in right, title
and interest

Defendants.

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

Case No.: CAE 21-00014

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1000801 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,580.0000 Sq.Ft. & Imps. Montpelier Hills- Lot 34 Blk R Assmt \$277,900 Lib 42440 F1 499

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County. That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1000801 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
138788 (2-11,2-18,2-25)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 23, 2021

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

Carlos R. Flores, CEO/President, Stephen P. Miano, Vice President/Treasurer/CFO, Mario Lara, Local General Manager, for a Class B(BH), Beer, Wine and Liquor for the use of Sonesta International Hotels Corporation, t/a **Sonesta Select Greenbelt**, 6301 Golden Triangle Drive, Greenbelt, 20770, transfer from Courtyard Management Corporation, t/a Courtyard by Marriott (Greenbelt), Annette London, Assistant Secretary, Margery A. Brene-man, Assistant Secretary, Mario Lara, Assistant Secretary.

NEW- CLASS B, BEER AND WINE

Michelle Grant, President, Lionel Grant, Vice President, for a Class B, Beer and Wine for the use of Era Wine Bar, LLC, t/a **Era Wine Bar**, 3300 Rhode Island Avenue, Mount Rainier, MD 20712.

Kaela Berment-McDowald, CEO, for a Class B, Beer and Wine for the use of Beauty Confidential Co, LLC, t/a **Black Wax Bar**, 10260 Lake Arbor Way, Mitchellville, MD, 20721.

Guo Xiong Zheng, President/Secretary/ Treasurer, for a Class B, Beer and Wine for the use of Rock & Toss Largo, Inc., t/a **Rock & Toss Crab House (Largo)**, 908 Largo Center Drive Upper Marlboro, MD, 20774.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 23, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 2, 2021

138814 (2-11,2-18)

**THE PRINCE
GEORGE'S POST**

Call 301-627-0900

Fax 301-627-6260

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

**3505 BURLEIGH DR.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated January 22, 2010, recorded in Liber 31388, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,022.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 23, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 348860-1)

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

138751 (2-4,2-11,2-18)

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

**1211 ADELINE WAY
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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

MARCH 2, 2021 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 322330-2)

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

138807 (2-11,2-18,2-25)

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

**14816 DOLPHIN WAY
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26457, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$695,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 2, 2021 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$69,000 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 169785-1)

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

138808 (2-11,2-18,2-25)

This Could Be Your Ad ...

Advertise in *The Prince George's Post!*

Call 301-627-0900 Today!

The Prince George's Post

*Your Newspaper
of Legal Record*

Proudly Serving Prince George's County Since 1932

LEGALS

PUBLIC NOTICE

CHARTER RESOLUTION NO. 173

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March, 2021, unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the Annotated Code of Maryland.

CHARTER AMENDMENT NO. 1:

Sec. 401. – City Administrator – Chief Administrative Officer (CAO).

There shall be a City Administrator – Chief Administrative Officer (CAO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The City Administrator shall be the Chief Administrative Officer (CAO) of the City and shall devote his or her full time and attention to [his or her] the duties and responsibilities of the office. The administrative powers of the City, except as otherwise provided by this Charter, shall be exercised by the City Administrator- Chief Administrative Officer (CAO) under the direct supervision of the Mayor. The City Administrator shall serve at the pleasure of the Mayor.

CHARTER AMENDMENT NO. 2:

Sec. 403. - Deputy City Administrator – Chief Operations Officer (COO).

- (a) [The Mayor shall be authorized to appoint a] There shall be a Deputy City Administrator – Chief Operations Officer (COO), appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Deputy City Administrator- Chief Operations Officer (COO) shall serve at the pleasure of the Mayor and shall devote full time and attention to [his or her] the duties and responsibilities of the office.
- (b) The duties of the Deputy City Administrator – Chief Operations Officer (COO) shall be as directed by the [Mayor and city council] City Administrator. The Deputy City Administrator – Chief Operations Officer (COO), in the absence of the City Administrator, shall have such powers and duties of the City Administrator as may be directed by the Mayor.

CHARTER AMENDMENT NO. 3:

Sec. 410. - Director of Budget and Personnel Services – [Appointment; chief financial officer:] Chief Financial Officer (CFO).

There shall be a Director of Budget and Personnel Services-Chief Financial Officer (CFO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Director of Budget and Personnel Services shall be the Chief Financial Officer (CFO) of the City and shall devote his or her full time and attention to [his or her] the duties as assigned and provided for in the City Code. The financial powers of the City, except as otherwise provided by this Charter or the City Code, shall be exercised by the Director of Budget and Personnel Services under the direct supervision of the City Administrator. The Director of Budget and Personnel Services-Chief Financial Officer (CFO) shall serve at the pleasure of the Mayor.

CHARTER AMENDMENT NO. 4:

Sec. 440. – [Police chief] Chief of Police.

[Appointment. There shall be appointed by the mayor, subject to the confirmation of the city council, one person as chief of police.] There shall be a Chief of Police appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Chief of Police shall devote his or her full time and attention to the duties and responsibilities of the Police Department, and shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department. The Chief of Police shall serve at the pleasure of the Mayor.

CHARTER AMENDMENT NO. 5:

Sec. 467. – Director of the Department of Communications.

- (a) There shall be a Director of the Department of Communications appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor, through the City's adopted operating budget. The Director of the Department of Communications shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department.
- (b) The Director of the Department of Communications shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

CHARTER AMENDMENT NO. 6:

Sec. 468. – Director of the Department of Information Technology – Chief Information Officer (CIO).

- (a) There shall be a Director of the Department of Information Technology – Chief Information Officer (CIO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Director of the Department of Information Technology – Chief Information Officer (CIO) shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department.
- (b) The Director of the Department of Information Technology – Chief Information Officer (CIO) shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at krau@laurel.md.us and is posted on the City's website at www.cityoflaurel.org.

Kimberley A. Rau, MMC
Clerk to the Council

138732 (1-28,2-4,2-11,2-18)

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
2009	Toyota	Corolla	2T1BU40EX9C178744
2017	Mazda	Mazda6	JM1GL1U56H1104032
2020	Kia	Optima	5XXGT4L34LG427994

138871 (2-18)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

NICOLA A. CORDONE
9314 Montpelier Drive
Laurel, MD 20708

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-32416

Notice is hereby given this 4th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9314 Montpelier Drive, 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 4th day of March, 2021, 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 4th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$358,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138823 (2-11,2-18,2-25)

PRINCE GEORGE'S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 25, 2021 and will be heard on May 25, 2021. Those licenses are:

Class B, Beer and Wine – 17 BW 29, 17 BW 30, 17 BW 31

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

A virtual hearing will be held via Zoom on Wednesday, March 10, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 4, 2021

138813 (2-11,2-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

ADEJOKE AJAYI
OLUSOLA AJAYI
9702 Avis Court
Upper Marlboro, MD 20774

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-12125

Notice is hereby given this 10th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9702 Avis Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of March, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138841 (2-18,2-25,3-4)

ORDER OF PUBLICATION BY POSTING

HORTENSE SIRIMA
Plaintiff

v.

ERIC EKAKPO
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAD 19-23875

ORDERED, ON THIS 22nd day of January 2021, by the Circuit Court for Prince George's County MD:

That the Defendant, ERIC EKAKPO is hereby notified that the Plaintiff has filed a Complaint for ABSOLUTE DIVORCE and seeking the Divorce on the grounds of AC-TUAL DESERTION and stating that the Defendant's last known address is 3325 Chauncey Place # 303, Mt. Rainier, Maryland 20712 and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 22nd day of February 2021, and it is further;

ORDERED, that in accordance with Maryland Rule 2-122(a)(2), the plaintiff shall publish, at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending, a copy of the signed Order of Publication at least thirty days prior to the response date in said order, and it is further

ORDERED THAT THE DEFENDANT, ERIC EKAKPO IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd DAY OF MARCH 2021, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

138756 (2-4,2-11,2-18)

NOTICE

To: Tamar Goodson,

You are hereby notified that a Complaint has been filed in the Circuit Court for Howard County, Maryland, Case No.: C-13-CV-19-001010.

You shall file a written response. A copy of the Complaint may be obtained from the clerk's office at 8360 Court Avenue, Ellicott City, Maryland 21043 and 410-313-2111. You have until 30 days following the latest publication to file a response.

138754 (2-4,2-11,2-18)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Thomas A. Prue Sr

AND

Lisa M. Prue

1300 Crisfield Drive
Oxon Hill, MD 20745

Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-42786

Notice is hereby given this 10th day of February, 2021, 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 10th day of March, 2021, 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 10th day of March, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$232,000.00. The property sold herein is known as 1300 Crisfield Drive, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk
138844 (2-18,2-25,3-4)

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

9809 DOUBLETREE LN.
UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 25, 2006, recorded in Liber 26870, Folio 497 among the Land Records of Prince George's County, MD, with an original principal balance of \$488,750.00, 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

MARCH 9, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 302563-1)

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

138859 (2-18,2-25,3-4)

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

10248 PRINCE PL., UNIT #23-101
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25702, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$171,500.00, 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

MARCH 9, 2021 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 described as Unit Numbered 23-101 in Building numbered 23 on Master Plat One (1) of Section One (1) of a plan of Condominium entitled "the Pines 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346434-1)

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

138860 (2-18,2-25,3-4)

LEGALS

On February 8, 2021, the Council of the City of Glenarden adopted Charter Resolution CR-04-2021, as introduced A Charter Resolution to Amend Article IX, "Personnel," Section 902, "Clerk of the Council" for the Purpose of Clarifying the Role of any Deputy Clerk to the Council. The Council has determined that Section 902, Clerk to the Council, of the Charter of the City of Glenarden be and it is hereby amended to read as follows:

There shall be a Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. The Clerk shall attend every meeting of the Council and keep a full and accurate account of the proceedings of the Council. The Clerk shall keep such other records and perform such other duties as may be required by this Charter or the Council. There may also be a Deputy Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. [The Deputy Clerk to the Council shall perform the duties of the Clerk in the absence of the Clerk to the Council.]

138852 (2-18,2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. MALACHIA & KATHERYN BRANTLEY Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9006 ROLLINGWOOD DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 09-0937375

ANY UNKNOWN OWNER OF THE PROPERTY 9006 ROLLINGWOOD DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 09-0937375, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00026

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0937375 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,774.0000 Sq.Ft. & Imps. Maplewood Lot 47 Blk E Assmt \$278,900 Lib 07087 F1 178

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0937375 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 138832 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. NIKOPAT & ASSOCIATES INC NIKOPAT & ASSOCIATES INC Hanover Office Park Condominium Hanover Office Park Condominium Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7225D HANOVER PKWY, CONDO UNIT: 722, GREENBELT, MD 20770-0000, Parcel No. 21-2408235

ANY UNKNOWN OWNER OF THE PROPERTY 7225D HANOVER PKWY, CONDO UNIT: 722, GREENBELT, MD 20770-0000 Parcel No. 21-2408235, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2408235 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 7 Unit 72 2 3.0000 Sq.Ft. & Imps. Hanover Office Par Assmt \$117,900 Lib 38207 F1 079 Unit 722

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2408235 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 138849 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. ANDREW L ROBINSON JR ANDREW L ROBINSON JR Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0547844

ANY UNKNOWN OWNER OF THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0547844, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00027

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0547844 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,000.0000 Sq.Ft. & Imps. Stan Haven Lot 15 Blk 2 Assmt \$278,567 Lib 19866 F1 65

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 06-0547844 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 138833 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. FRANK R & JESSIE E WALTON Wilmington Savings Fund Society FSB Wilmington Savings Fund Society FSB Jeana P McMurray Et. Al. ESTATE OF FRANK WALTON Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000, Parcel No. 09-0942284

ANY UNKNOWN OWNER OF THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000 Parcel No. 09-0942284, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00029

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0942284 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,263.0000 Sq.Ft. & Imps. Westchester Lot 34 Blk P Assmt \$262,000 Lib 04838 F1 331

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0942284 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 138834 (2-18-2,25-3-4)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. KAREN D & DARNELL E STEWART SR Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000, Parcel No. 09-0951236

ANY UNKNOWN OWNER OF THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000 Parcel No. 09-0951236, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0951236 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Addn 10,000.0000 Sq.Ft. & Imps. Cheltenham Forest- Lot 4 Blk A Assmt \$268,100 Lib 29641 F1 192

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 09-0951236 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 138835 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. JUDY L DE LOACH GREENBRIAR CONDO ASSOC INC GREENBRIAR CONDO ASSOC INC Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000, Parcel No. 21-2336535

ANY UNKNOWN OWNER OF THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000 Parcel No. 21-2336535, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00038

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2336535 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat 1 Phase II Unit 453 2,368.0000 Sq.Ft. & Imps. Greenbriar Condo P Assmt \$99,667 Lib 05088 F1 839 Unit 453

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2336535 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 138843 (2-18-2,25-3-4)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. YUHENG & YUXIN MEN College Park Towers Condo Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2329019

ANY UNKNOWN OWNER OF THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2329019, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2329019 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 515 Phase 2 974.0000 Sq.Ft. & Imps. College Park Tower Assmt \$166,000 Lib 35005 F1 482 Unit 515

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2329019 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 138836 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. HERRAN AREGAHEGN Presidential Park Condominium Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1826 METZEROTT RD, CONDO UNIT: 105, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1941772

ANY UNKNOWN OWNER OF THE PROPERTY 1826 METZEROTT RD, CONDO UNIT: 105, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1941772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1941772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 17 UNIT 1 05 2,182.0000 Sq.Ft. & Imps. Presidential Park Assmt \$72,000 Lib 41564 F1 001 Unit 105

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1941772 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 138846 (2-18-2,25-3-4)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. BO PENG GREENBELT STATION MASTER ASSOCIATION, INC. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5440 STREAM BANK LN, GREENBELT, MD 20770-0000, Parcel No. 21-3821618

ANY UNKNOWN OWNER OF THE PROPERTY 5440 STREAM BANK LN, GREENBELT, MD 20770-0000 Parcel No. 21-3821618, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00032

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3821618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,240.0000 Sq.Ft. & Imps. Greenbelt Station Lot 56 Blk D Assmt \$408,067 Lib 39001 F1 513

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-3821618 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 138837 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. LOUIS R & ELEANOR R TIPPETT ESTATE OF LOUIS RAYMOND TIPPETT Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000, Parcel No. 21-2409662

ANY UNKNOWN OWNER OF THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000 Parcel No. 21-2409662, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2409662 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,500.0000 Sq.Ft. & Imps. Good Luck Estates Lot 23 Blk 1 Assmt \$285,967 Lib 03261 F1 540

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2409662 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 138851 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. THE O WENDELL FLOWERS REV TRUST Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783-0000, Parcel No. 21-2367175

ANY UNKNOWN OWNER OF THE PROPERTY 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783-0000 Parcel No. 21-2367175, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2367175 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,549.0000 Sq.Ft. & Imps. Hillendale Forest Lot 8 Blk J Assmt \$342,500 Lib 32610 F1 496

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2367175 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 138847 (2-18-2,25-3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. KAMAL S GHAFFARIAN REVOC TRUST KAMAL S GHAFFARIAN REVOC TRUST GREENBRIAR CONDO ASSOC INC GREENBRIAR CONDO ASSOC INC Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7706 HANOVER PKWY, CONDO UNIT: 52, GREENBELT, MD 20770-0000, Parcel No. 21-2332534

ANY UNKNOWN OWNER OF THE PROPERTY 7706 HANOVER PKWY, CONDO UNIT: 52, GREENBELT, MD 20770-0000 Parcel No. 21-2332534, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2332534 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condo Phase I Unit 52 2,341.0000 Sq.Ft. & Imps. Greenbriar Condo P Assmt \$90,000 Lib 39709 F1 001 Unit 52

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2332534 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 138840 (2-18-2,25-3-4)

The Prince George's Post Newspaper

Call (301) 627-0900

or

Fax (301) 627-6260

***Your Newspaper
of
Legal Record***



LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
KRM2521 LLC
KRM2521 LLC
Rehab Financial Group LP
Rehab Financial Group LP
Michael E. Gross, Esq.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0618652

ANY UNKNOWN OWNER OF THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0618652, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0618652 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,375.0000 Sq.Ft. & Imps. Parkland-1st Addn Lot 24 Assmt \$215,133 Lib 42189 FI 046

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0618652 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
138791 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MEKORT DEVELOPMENT INC
MEKORT DEVELOPMENT INC
Holly Hill Condominium
Holly Hill Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528331

ANY UNKNOWN OWNER OF THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528331, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528331 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7110-unit B-2-2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$59,333 Lib 33546 FI 153 Unit 7110 B

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0528331 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
138799 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
WILLIAM REEVES
WILLIAM REEVES
COUO OF OLDE TOWNE VIL-
LAGE CONDO.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0557769

ANY UNKNOWN OWNER OF THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0557769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00020

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0557769 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1759 Grou P Xi 2,299.0000 Sq.Ft & Imps. OLD Towne Village Assmt \$85,000 Lib 16846 FI 065 Unit 1759

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0557769 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
138794 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

THEODORE P & BEATRICE H
PFAFF
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0587618

ANY UNKNOWN OWNER OF THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0587618, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00018

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0587618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lt 7.8 7,000.0000 Sq.Ft. & Imps. District Heights Blk 15 Assmt \$202,033 Lib 00000 FI 000

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0587618 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
138792 (2-11,2-18,2-25)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
SHIRLEY V ASHTON
Holly Hill Condominium
Holly Hill Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528786

ANY UNKNOWN OWNER OF THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528786, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528786 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7143-unit C-5 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 38814 FI 392 Unit 7143 C

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0528786 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
138796 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MARIA E SILVA & HERSON J
LOPEZ
Riggs Hill Condominium
Riggs Hill Condominium
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1876648

ANY UNKNOWN OWNER OF THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1876648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

In the Circuit Court for Prince George's County
Case No.: CAE 21-00024

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1876648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,636.0000 Sq.Ft. & Imps. Riggs Hill Condo Assmt \$80,333 Lib 35475 FI 521 Unit 2 Bldg A

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1876648 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
138798 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
AKINTOYE ADELAKUN
AKINTOYE ADELAKUN
ESTATE OF AKINTOYE
ADELAKUN
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1888932

ANY UNKNOWN OWNER OF THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HYATTSSVILLE, MD 20783-0000 Parcel No. 17-1888932, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00023

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888932 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Village A Cond Ominium Unit 7973 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V Assmt \$128,333 Lib 32207 FI 083 Unit 7973

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1888932 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
138797 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

MARY M YOUNG HUEPPI
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7701 WOODYARD RD, CLINTON, MD 20735-0000, Parcel No. 09-0990598

ANY UNKNOWN OWNER OF THE PROPERTY 7701 WOODYARD RD, CLINTON, MD 20735-0000 Parcel No. 09-0990598, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00016

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0990598 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Woodyard 4.8600 Acres. & Imps. Assmt \$285,500 Map 108 Grid D3 Par 029 Lib 36570 FI 102

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 09-0990598 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
138790 (2-11,2-18,2-25)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
TOP NOTCH REAL ESTATE SOLU-
TION LLC
TOP NOTCH REAL ESTATE SOLU-
TION LLC
TOP NOTCH REAL ESTATE SOLU-
TION LLC
TOP NOTCH REAL ESTATE SOLU-
TION LLC
ISharpe Income Fund LP
ISharpe Income Fund LP
DANIEL HUERTAS
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0564989

ANY UNKNOWN OWNER OF THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0564989, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: CAE 21-00019

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0564989 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4000 Sqft Eq L Ot 1, N 40 Ft Lot 41 & Pt Lots 42.43 4,000.0000 Sq.Ft. & Imps. Boulevard Heights Blk 12 Assmt \$169,867 Lib 42022 FI 587

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0564989 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
138793 (2-11,2-18,2-25)

ADVERTISE HERE
Call 301-627-0900 Today!

LEGALS

PUBLIC NOTICE

CHARTER RESOLUTION NO. 172

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March, 2021 unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the Annotated Code of Maryland.

ARTICLE 600. REGISTRATION AND ELECTIONS

- ~~Sec. 601. Voter registration~~
- ~~Sec. 602. Election of mayor and councilmembers~~
- ~~Sec. 603. Polling places~~
- ~~Sec. 604. Election equipment~~
- ~~Sec. 605. Voting procedure~~
- ~~Sec. 606. Counting ballots~~
- ~~Sec. 607. Returns~~
- ~~Sec. 608. Certification of election~~
- ~~Sec. 609. Failure to elect runoff elections~~
- ~~Sec. 610. Absentee ballots~~
- ~~Sec. 610A. Write-in ballots~~
- ~~Sec. 611. Other laws~~
- ~~Sec. 612. Recall procedures~~
- ~~Sec. 613. Grounds for recall~~
- ~~Sec. 614. Ward boundaries~~
- ~~Sec. 615. Referenda~~
- ~~Sec. 616. Advisory referenda~~

ARTICLE 600. REGISTRATION AND ELECTIONS

- Sec. 601. Voters and Registration**
- Sec. 602. Election of Mayor and Councilmembers**
- Sec. 603. Ward Boundaries**
- Sec. 604. Polling Places**
- Sec. 605. Voting Procedures**
- Sec. 606. Same Day Registration**
- Sec. 607. Vote-by-Mail Ballots**
- Sec. 608. Electioneering**
- Sec. 609. Election Equipment and Sample Ballots**
- Sec. 610. Compliance with Eligibility Requirements, Attendance, Recall, Disqualification and Suspension of Elected Officials**
- Sec. 611. Recall of Elected Official**
- Sec. 612. Grounds for Recall of Elected Official**
- Sec. 613. Suspension of Elected Officials**
- Sec. 614. Referenda**
- Sec. 615. Advisory Referenda**
- Sec. 616. Adoption and Incorporation of State Law Provisions**
- Sec. 617. Extraordinary Powers – Civil Emergency**

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at krau@laurel.md.us and is posted on the City's website at www.cityoflaurel.org.

Kimberley A. Rau, MMC
Clerk to the Council

138731

(1-28,2-4,2-11,2-18)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

A AND N ARCHITECTURAL LLC
A AND N ARCHITECTURAL LLC
A AND N ARCHITECTURAL LLC
A AND N ARCHITECTURAL LLC
WCP FUND I LLC
WCP FUND I LLC
Manufacturers & Traders Trust Co.
Manufacturers & Traders Trust Co.
Daniel Huertas
American Title, Inc.
American Title, Inc.
American Title, Inc.
American Title, Inc.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 112 FOX WAY, OXON HILL, MD 20745-0000, Parcel No. 12-1197490

ANY UNKNOWN OWNER OF THE PROPERTY 112 FOX WAY, OXON HILL, MD 20745-0000 Parcel No. 12-1197490, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00009

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1197490 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:
20,170.0000 Sq.Ft. & Imps. Kingston Manor Lot 5 Blk A Assmt \$222,900 Lib 32146 Fl 067

8,900.0000 Sq.Ft. & Imps. Forest Heights Lot 18 Blk P Assmt \$197,767 Lib 41977 Fl 125

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 09-0952978 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
138783 (2-11,2-18,2-25)

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

True Copy—Test:
Mahasin El Amin, Clerk
138784 (2-11,2-18,2-25)

LEGALS

Karel C Petraitis
7100 Baltimore Ave #205
College Park, MD 20740
301-277-1443

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

ELIZABETH O BRIEN
ELIZABETH O BRIEN
State of Maryland Comptroller
Marilyn M Bland
Marilyn M Bland
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6508 ROSEMONT ST, UPPER MARLBORO, MD 20772-0000, Parcel No. 09-0952978

ANY UNKNOWN OWNER OF THE PROPERTY 6508 ROSEMONT ST, UPPER MARLBORO, MD 20772-0000 Parcel No. 09-0952978, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00008

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0952978 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:
20,170.0000 Sq.Ft. & Imps. Kingston Manor Lot 5 Blk A Assmt \$222,900 Lib 32146 Fl 067

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 09-0952978 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
138783 (2-11,2-18,2-25)

THIS COULD BE YOUR AD!

Call 301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MIRIAM S. GLICKMAN**

Notice is given that Robin A. White, whose address is 8803 Reich's Ford Road, Frederick, MD 21704, was on October 21, 2020 appointed Personal Representative of the estate of Miriam S. Glickman who died on July 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 20th day of April, 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.

ROBIN A. WHITE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118906
138827 (2-11,2-18,2-25)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

BERNARD I & ELIZABETH S PROCTOR
BERNARD I & ELIZABETH S PROCTOR
ESTATE OF BERNARD PROCTOR
ESTATE OF BERNARD PROCTOR
SR
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 15509 BRANDYWINE RD, BRANDYWINE, MD 20613-0000, Parcel No. 11-1142843

ANY UNKNOWN OWNER OF THE PROPERTY 15509 BRANDYWINE RD, BRANDYWINE, MD 20613-0000 Parcel No. 11-1142843, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00012

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 11-1142843 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:
3.1500 Acres. & Imps. Assmt \$176,700 Map 156 Grid D3 Par 089 Lib 05104 Fl 943

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 11-1142843 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
138786 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
v.

JANET ELLIOTT
VAN DYK MORTGAGE CORP
VAN DYK MORTGAGE CORP
ABODE SETTLEMENT GROUP LLC
NORTH LAKE HOMEOWNERS ASSOCIATION, INC.
MERS INC.
Prince George's County
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14517 CAMBRIDGE CIR, LAUREL, MD 20707-0000, Parcel No. 10-1036565

ANY UNKNOWN OWNER OF THE PROPERTY 14517 CAMBRIDGE CIR, LAUREL, MD 20707-0000 Parcel No. 10-1036565, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest
Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00013

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1036565 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:
1,654.0000 Sq.Ft. & Imps. Laurel Lakes Plat Lot 66 Assmt \$261,400 Lib 40800 Fl 593

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1036565 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
138787 (2-11,2-18,2-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOHN LARRY KUCZYNSKI III**

Notice is given that John L. Kuczynski IV, whose address is 29 Center Street, Laurel, MD 20723, was on November 20, 2020 appointed Personal Representative of the estate of John Larry Kuczynski III who died on October 14, 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 20th day of May, 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.

JOHN L. KUCZYNSKI IV
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118851
138765 (2-4,2-11,2-18)

NOTICE

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

v.

Shirley C. Bowman
AND
Charles D. Bowman
12035 Birchview Drive
Clinton, MD 20735
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-33447

Notice is hereby given this 25th day of January, 2021, 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 25th day of February, 2021, 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 25th day of February, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$290,000.00. The property sold herein is known as 12035 Birchview Drive, Clinton, MD 20735.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138736 (2-4,2-11,2-18)

NOTICE

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

vs.

DAVID B. SHAHAN (DECEASED)
7005 Adelphi Road
University Park, MD 20782
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-12979

Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7005 Adelphi Road, University Park, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, 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 25th day of February, 2021.

The report states the purchase price at the Foreclosure sale to be \$386,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138738 (2-4,2-11,2-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NINA E. KEATING**

Notice is given that Michael P. Keating, whose address is 6309 Battle Rock Drive, Clifton, VA 20154, was on January 20, 2021 appointed Personal Representative of the estate of Nina E. Keating who died on November 22, 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 20th day of July, 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.

MICHAEL P. KEATING
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119125
138767 (2-4,2-11,2-18)

NOTICE

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

v.

Nathaniel Risch,
Personal Representative for the Estate of Michelle D. Spence
4336 Applegate Lane Unit#3
Suitland, MD 20746
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-16679

Notice is hereby given this 25th day of January, 2021, 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 25th day of February, 2021, 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 25th day of February, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$177,000.00. The property sold herein is known as 4336 Applegate Lane Unit#3, Suitland, MD 20746.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138737 (2-4,2-11,2-18)

LEGALS

NOTICE

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

vs.

Monica L. Randall and
Estate of Kenneth E. Bush
Defendants

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

CIVIL NO. CAEF 20-00047

ORDERED, this 29th day of January, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 506 Clovis Avenue, 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 1st day of March, 2021 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 1st day of March, 2021, next. The report states the amount of sale to be \$115,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
138770 (2-4,2-11,2-18)

Subscription price is \$15 a year.

Give us your contact information—Name and Address

We accept Visa and Mastercard

LEGALS

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

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

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

You must reclaim these vehicles by: **03/05/2021**

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

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

2005	MERCEDES						
	BENZ	ML500	MD	1DH0562	4JGAB75EX5A540786		
2011	FORD	CROWN VICTORIA	MD	8DD0796	2FABP7BV3BX176718		
2004	NISSAN	QUEST	VA	UKM8989	5N1BV28U94N307023		
2007	DODGE	MAGNUM	MD	6AW9009	2D4FV47T47H717013		
2013	CHEVROLET	MALIBU	VA	UYC9866	1G11B5A55DF225804		

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

1997	FORD	E-150	DC	DT9675	1FDEE1460VHB79110		
2009	NISSAN	ALTIMA	MD	4DR6454	1N4AL24E29C108358		

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

2011	CHEVROET	IMPALA	VA	VJM9108	2G1WC5EM1B1246386		
1999	CHEVROLET	GEO PRIZM	MD	7DL2342	1Y1SK528XXZ445964		
2009	LEXUS	RX	DC	FF6666	2T2HK31U69C127401		
2008	DODGE	CARAVAN		2D8HN44H98R669186			
2001	NISSAN	SENTRA		3N1CB51D31L502790			
2016	HYUNDAI	ELANTRA	MD	6DB8359	5NPDH4AE3GH786000		
2007	TOYOTA	CAMRY	MD	3CE5267	4T1BK46K57U022254		

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

2006	NISSAN	ALTIMA	DC	DE4313	1N4AL11D36N306954		
2003	JEEP	LIBERTY		1J4GL58K13W689521			
2006	MERCEDES						
	BENZ	ECLASS	VA	7941T0	WDBUF56J76A839139		
2002	VOLKSWAGEN	JETTA	MD	2EE6339	3VWEF71K77M147126		

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

2005	LINCOLN	TOWN CAR	2005	1LNHM81W44Y687673			
2005	NISSAN	QUEST	TX	GDZ0048	5N1BV28U85N136217		
2006	HONDA	CIVIC	MD	3BD1934	2HGFG11876H513381		

138872 (2-18)

LEGALS

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

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

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

You must reclaim these vehicles by: **03/5/2021**

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

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

2002	CHEVROLET	SILVERADO			1GCEK19T82E125496		
2000	HONDA	ACCORD	MD	1DN9214	1HGCG3173YA021020		
2000	PASSAT	VOLKSWAGEN			VVVWND23B7YE144937		

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

2000	GMC	SIERRA			1GTEC14V8YE901429		
1990	CHEVROLET	G-SERIES			2CGCG31K2L4125942		

JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2008	HONDA	PILOT			5FNYF18508B053883		
2012	NISSAN	ALTIMA			1N4AL2AP5CC235358		
2005	JEEP	GRAND CHEROKEE			1J8HR58275C680053		
2002	DODGE	RAM	MD	3ED5700	1D7HU18N62S624167		
2003	CADILLAC	ESCALADE			1GYEK63N33R241779		
2014	NISSAN	VERSA	MD	5CR5211	3N1ICE2P2EL432315		
1989	HONDA	ACCORD			JHMCA5532KC103883		
2012	FIAT	500			3C3CFFBR8CT113815		
1993	LEXUS	SC400			JT8UJ230C5P0034642		
2003	KIA	SORENTO	VA	ULD6676	KNDJD733035064201		
1993	CHEVROLET	G-SERIES			1GCGG35K1PF356454		
1991	CHEVROLET	S-10 BLAZER			1GCCS14Z1M2310948		
2002	CADILLAC	ESCALADE			1GYEK63NX2R101811		
2001	VOLKSWAGEN	GTI			9BWDD61J114038174		
1995	FORD	F-150	VA	ULL8062	1FTEF15Y0SNA67471		
2005	JEEP	CHEROKEE	MD	6DJ7396	1J4HR58N65C527627		
2010	TOLLOTA	COROLLA	VA	UHF4254	2T1BU4EE8AC365476		
2007	MERCEDES	BENZ CL550	VA	UNF3959	WDBTJ72H67F215426		
2012	BMW	750	VA	G2291	WBAKC8C50C436918		
1991	TOYOTA	TERCEL			JT2EL43A6M0136401		
1991	FORD	F-150	DC	DG8959	2FTDF15Y8MCA30396		
1996	JEEP	GRAND CHEROKEE			1J4EZ58Y1TC142423		
2008	TRAILER	TRAILER			LN2UT11108Z085230		
2004	KIA	SORENTO			KNDJC733445327990		
2004	KIA	AMANTI			KNALD124945025962		

138874 (2-18)

LEGALS

NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, FEBRUARY 25, 2021
6:00 P.M.

Variance Application No. 912- 113 St. Mary's Place Laurel, MD 20707

"Saint Vincent Pallotti High School is seeking a Variance to construct an indoor 36,500 sq. ft. multi-use athletic facility addition and a 28,000 sq. ft. outdoor turf field. The Variance is seeking a reduction of the green area required, increase in active recreation area percentage allowed, increase in allowed building coverage, and reduction in setback requirement along the 9th Street side."

The City of Laurel Board of Appeals will hold a virtual public hearing through Zoom. The meeting will begin at 6:00 p.m. The public is welcome to call in and testify at: #1(301)715-8592 Meeting ID: 916 6797 2830

Call 301-725-5300 Ext. 2303 for more information.

138862 (2-18)

LEGALS

NOTICE

IN THE MATTER OF:
Timothy Paul Gray

FOR THE CHANGE OF
 NAME TO:
Timothy Paul Coleman Gray

**In the Circuit Court for
 Prince George's County, Maryland**
Case No. CAE 21-01266

A petition has been filed to change the name of Timothy Paul Gray to Timothy Paul Coleman Gray.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 138863 (2-18)

NOTICE

IN THE MATTER OF:
Leslie Marie Hammer

FOR THE CHANGE OF
 NAME TO:
Leslie Marie Field

**In the Circuit Court for
 Prince George's County, Maryland**
Case No. CAE 21-01240

A petition has been filed to change the name of Leslie Marie Hammer to Leslie Marie Field.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 138864 (2-18)

NOTICE

IN THE MATTER OF:
Tewilikum Ama Venessa

FOR THE CHANGE OF
 NAME TO:
Venessa Ama Tewilikum

**In the Circuit Court for
 Prince George's County, Maryland**
Case No. CAE 21-01179

A petition has been filed to change the name of (Minor Child(ren)) Tewilikum Ama Venessa to Venessa Ama Tewilikum.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 138865 (2-18)

NOTICE

IN THE MATTER OF:
Jeremiah William Campbell

FOR THE CHANGE OF
 NAME TO:
Jeremiah Donnell Thomas

**In the Circuit Court for
 Prince George's County, Maryland**
Case No. CAE 21-01172

A petition has been filed to change the name of (Minor Child(ren)) Jeremiah William Campbell to Jeremiah Donnell Thomas.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin
 Clerk of the Circuit Court for
 Prince George's County, Maryland
 138866 (2-18)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

This Could Be Your Ad ...

Advertise in *The Prince George's Post!*

Call 301-627-0900 Today!

The Prince George's Post

*Your Newspaper
of Legal Record*

Proudly Serving Prince George's County Since 1932

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

**6307 HIL MAR DR., UNIT #12
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 28034, Folio 434 among the Land Records of Prince George's County, MD, with an original principal balance of \$188,000.00, 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

MARCH 2, 2021 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 described as Building No. 1, Unit No. 1-12 of the "Westwood Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 335505-1)

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

138804

(2-11,2-18,2-25)

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

**1913 DALE LA.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated May 14, 2007, recorded in Liber 28033, Folio 596 among the Land Records of Prince George's County, MD, with an original principal balance of \$445,500.00, 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

MARCH 2, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 131604-2)

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

138805

(2-11,2-18,2-25)

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

**10404 TWIN KNOLL WAY
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated August 10, 2006, recorded in Liber 26025, Folio 48 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 23, 2021 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 102371-1)

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

138752

(2-4,2-11,2-18)

This Could Be Your Ad ...

Advertise in *The Prince George's Post!*

Call 301-627-0900 Today!

The Prince George's Post

*Your Newspaper
of Legal Record*

Proudly Serving Prince George's County Since 1932

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

**4113 53RD PL.
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 26796, Folio 275 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,400.00, 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

MARCH 2, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 81099-1)

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

138809 (2-11,2-18,2-25)

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

**3429 25TH AVE.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007, recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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

MARCH 2, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 308169-1)

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

138810 (2-11,2-18,2-25)

LEGALS

**THE
PRINCE
GEORGE'S**

POST

NEWSPAPER

CALL

301-627-0900

FAX

301-627-6260

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

**4807 WILLES VISION DR.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, 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

MARCH 9, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$63,000 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 173254-2)

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

138855 (2-18,2-25,3-4)

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

**12 BATTERSEA LN.
FORT WASHINGTON, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, 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

MARCH 9, 2021 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 \$66,000 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 all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 88306-1)

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

138856 (2-18,2-25,3-4)

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

**15718 PILLER LN.
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005, recorded in Liber 23201, Folio 155 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

MARCH 9, 2021 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 \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 36710-3)

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

138857 (2-18,2-25,3-4)

The Prince George's Post Newspaper

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

