

**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**

**8607 JOHNSON AVE.  
LANHAM A/R/T/A GLENARDEN, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 22, 2006, recorded in Liber 26123, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 29, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 345202-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139682 (6-10,6-17,6-24)

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

**LEGALS**

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

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

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

**4321 39TH PLACE  
BRENTWOOD, MARYLAND 20722**

By virtue of the power and authority contained in a Deed of Trust from Sy Ismaila Sahande, dated May 17, 2005, and recorded in Liber 25460 at folio 449 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, 20772 on

**JUNE 22, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners 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 # 19-603066)

**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

139640 (6-3,6-10,6-17)

**LEGALS**

**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on December 6, 2004, a certain Deed of Trust was executed by Benjamin Allen as Grantor(s) in favor of Seattle Mortgage Company as Beneficiary, and Stewart Title Guaranty Company as Trustee(s), and was recorded on January 18, 2005, in Book 21154, Page 718 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 5, 2016, and recorded on April 1, 2016, in Book 38055, Page 610, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 23, 2019, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal residence of at least one other Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of May 31, 2021 is \$281,800.52; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 29, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 7201 Giddings Drive,  
Capitol Heights, MD 20743

Tax ID: 18-1985233

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$160,000.00.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$16,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$16,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance.

The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act.

Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgage to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: May 21, 2021

Cohn, Goldberg & Deutsch, LLC  
Foreclosure Commissioner

BY: Richard E. Solomon  
Richard E. Solomon CPF#9112190178  
Cohn, Goldberg & Deutsch, LLC  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
410-296-2550  
rsolomon@cgd-law.com

*IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.*

139715 (6-10,6-17,6-24)

**NOTICE**

IN THE MATTER OF:  
Anastasia Mayley Saint Hillien

FOR THE CHANGE OF NAME TO:  
Anastasia Solaha Mayley Elistin

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-05922**

A Petition has been filed to change the name of (Minor Child(ren)) Anastasia Mayley Saint Hillien to Anastasia Solaha Mayley Elistin.

The latest day by which an objection to the Petition may be filed is the June 29, 2021.

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

139688 (6-10)

**NOTICE**

IN THE MATTER OF:  
Antina Verne Robinson

FOR THE CHANGE OF NAME TO:  
Antinia Verna Robinson

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-05919**

A Petition has been filed to change the name of Antina Verne Robinson to Antinia Verna Robinson.

The latest day by which an objection to the Petition may be filed is the June 29, 2021.

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

139689 (6-10)

**LEGALS**

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

PUBLICATION DATE: June 10, 2021  
GRANTEE NAME: Prince George's County, Maryland  
SUBGRANTEE NAME: Homes for America, Inc.  
GRANTEE ADDRESS: 9200 Basil Court, Suite 500  
Largo, MD 20774  
TELEPHONE: (301) 883-5539

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.**

**REQUEST FOR RELEASE OF FUNDS**

On or after June 28, 2021, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD), Community Planning and Development Division. The request will be for the release of HOME Investment Partnerships Program (HOME) funds under the National Affordable Housing Act of 1990, as amended, to undertake the following project:

**Homes at Oxon Hill**

The proposed project site is located at 1313 Southern Avenue, Oxon Hill, Maryland. The subject property is located on the southeast side of Southern Avenue and the northwest side of Wheeler Hills Road within a commercial and residential area of Oxon Hill, Maryland. The immediately surrounding properties consist of United Medical Center (1310 Southern Avenue Southeast) to the north across Southern Avenue; two vacant commercial buildings (4551 and 4567 Wheeler Hills Road) and woodlands to the south across Wheeler Hills Road; Forest Hills Apartments (1439 Southern Avenue Southeast and 4602 Wheeler Hills Road) to the east; and woodlands to the west. The subject property includes one 3.99-acre parcel of undeveloped, structurally vacant land. The subject property is proposed to be developed with a multi-family housing facility that will consist of approximately 165 residential units within a five-story apartment building. The estimated total development costs are \$41,155,812, of which \$28,594,244 will be for construction. The estimated HUD funding is \$1,500,000.00. Additional federal assistance in the form of Low-Income Housing Tax Credits of approximately \$11,945,446 is also anticipated.

**FINDING OF NO SIGNIFICANT IMPACT**

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince George's County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. The ERR is posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

**PUBLIC COMMENTS**

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Linda G. Kruele, by e-mail to [lgkruele@co.pg.md.us](mailto:lgkruele@co.pg.md.us). All comments received by June 25, 2021 will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

Prince George's County certifies to HUD that Aspasia Xypolia, in her capacity as Director of the Department of Housing and Community Development, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use HOME funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Prince Georges County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince Georges County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be submitted by e-mail to [CPD\\_COVID-19OEE-DC@hud.gov](mailto:CPD_COVID-19OEE-DC@hud.gov). Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at [Michael.D.Rose@hud.gov](mailto:Michael.D.Rose@hud.gov) to verify the actual last day of the objection period.

Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development

139718 (6-10)

**THE  
PRINCE  
GEORGE'S  
POST  
NEWSPAPER  
CALL  
301-627-0900  
FAX  
301-627-6260**

**LEGALS**

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:**  
**JACK DEMPSEY MOBLEY, JR.**  
aka **JACK D. MOBLEY, JR.**  
Estate No.: 116793

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND**  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
**In The Estate Of:**  
**JACK DEMPSEY MOBLEY, JR.**  
aka **JACK D. MOBLEY, JR.**  
Estate No.: 116793

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Shannon Harris for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **August 19, 2021 at 11:00 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Shawn Michael Mobley for judicial probate and for the appointment of a personal representative. A VIRTUAL hearing will be held **August 19, 2021 at 11:00 A.M.**  
This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

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

139664 (6-3,6-10)

139665 (6-3,6-10)

**LEGALS**

**NOTICE**

**CHRISTINA MORRIS** Plaintiff  
v.  
**PEDRO MEDINA** Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAD 19-13246

NOTICE is hereby given this 28th day of May, 2021 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10805 Eastland Circle, Upper Marlboro, MD 20772 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2021, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 28th day of June, 2021, next.

The report states the amount of sale to be \$520,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
139679 (6-3,6-10,6-17)

**PUBLIC NOTICE CIRCUIT COURT IN THE STATE OF MARYLAND FOR THE COUNTY OF CHARLES**

Case No. C-08-FM-21-000247

In the matter of Adoption/Guardianship of Nya Blake a minor

Notice: **JERMAINE JOHNSON** the natural father of the above named child

YOU ARE HERBY NOTIFIED there has been a petition filed for Adoption and change of last name. The petition has been set for hearing before the court in the county of Charles state of Maryland on the 9th of August 2021 at the hour of 1:00 o'clock pm. On said date at which time and place you are required to be present if you desire to oppose the said petition.

Dated this 24th day of May 2021

139624 (5-27,6-3,6-10)

**LEGALS**

Gretchyn G. Meinken  
616 N Washington Street  
Alexandria, VA 22314  
703-836-9030

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN MARIE SCHAEFER**

Notice is given that William Joseph Schaefer, Jr., whose address is 11723 River Drive, Lorton, VA 22079, was on April 13, 2021 appointed Personal Representative of the estate of Helen Marie Schaefer who died on October 3, 2020 with a will.

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

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

**WILLIAM JOSEPH SCHAEFER, JR.**  
Personal Representative

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

Estate No. 120234  
139603 (5-27,6-3,6-10)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

7705 24TH AVE.  
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28794, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$385,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 15, 2021 AT 11:18 AM**

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

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PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139570 (5-27,6-3,6-10)

Brian V. McFarland, Esquire  
McFarland & Masters, LLC  
920 Frederick Road  
Catonsville, Maryland 21228  
410-788-2300

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ERIC J. THOMPSON**

Notice is given that Kenneth C. Thompson, whose address is 460 Neptune Avenue, 23N, Brooklyn, NY 11224, was on April 23, 2021 appointed Personal Representative of the estate of Eric J. Thompson, who died on January 1, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd day of October, 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.

**KENNETH C. THOMPSON**  
Personal Representative

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

Estate No. 120491  
139612 (5-27,6-3,6-10)

John Noble, Esquire  
451 Hungerford Drive, #616  
Rockville, Maryland 20850  
301-762-7202

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MERRILL T. JACKSON JR.**

Notice is given that Shih-Ming Jackson, whose address is 1353 Southview Drive, #204, Oxon Hill, Maryland 20745, was on April 29, 2021 appointed Personal Representative of the estate of Merrill T. Jackson Jr., who died on March 10, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 29th day of October, 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.

**SHIH-MING JACKSON**  
Personal Representative

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

Estate No. 120586  
139614 (5-27,6-3,6-10)

**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**

6509 WOODLEY RD.  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 17, 2006, recorded in Liber 26602, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,314.00, 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

**JUNE 29, 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 329818-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139681 (6-10,6-17,6-24)

**LEGALS**

John Noble, Esquire  
451 Hungerford Drive, #616  
Rockville, Maryland 20850  
301-762-7200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROBERT H. MYERS JR.**

Notice is given that Clint Myers, whose address is 2165 Crain Highway Apt. 522, Waldorf, MD 20601, was on May 4, 2021 appointed Personal Representative of the estate of Robert H. Myers Jr., who died on February 11, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of November, 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.

**CLINT MYERS**  
Personal Representative

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

Estate No. 120649  
139615 (5-27,6-3,6-10)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GAYLE V. TURNER**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on April 28, 2021 appointed Personal Representative of the estate of Gayle V. Turner, who died on January 30, 2012 without a will.

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

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

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

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

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

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

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

Estate No. 116688  
139617 (5-27,6-3,6-10)

*The Prince George's Post*

**IT PAYS TO ADVERTISE!**  
Call Brenda Boice at 301-627-0900

**LEGALS**

**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until June 22, 2021 at 11:59 p.m. local prevailing time for the following project:

**STORMWATER FACILITIES IMPROVEMENTS AT VARIOUS LOCATIONS  
936-H (E)**

**2. Contract Documents.**

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM024244 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).

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

**3. Project Description:**

This work focuses on the corrective and preventative maintenance and rehabilitation of existing stormwater facilities primarily for detention ponds. Construction services include, but not limited to pumping operations, grading, removal of sedimentation, access road maintenance, grading of outfalls, removal of vegetation and trees, reconstruction/upgrade of riser structures and other drainage structures to include end-walls, manholes, inlets, underdrain systems and other miscellaneous structures.

**4. Minimum Qualifications:**

The Contractor must have a minimum of 5 years' experience of performing similar type work. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

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

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

QUANTITY	UNIT	DESCRIPTION
2000	SF	Temporary Traffic Signs
2000	LF	Temporary Orange Construction Fence
400	CY	Excavation Class 2
15000	CY	Sediment Excavation and Removal
3600	CY	Borrow Excavation - Various Types
100	CY	Test Pit Excavation
1000	CY	Selected Backfill - No. 57 or CR-6 Aggregate
200	TON	Washed Bank Run Gravel
900	LF	Reinforced Concrete Pipe Class 4 - Various Sizes
900	LF	High Density Polyethylene (HDPE) Pipe - Various Sizes
600	LF	Corrugated Aluminized Metal Pipe - 16 Gauge - Various Sizes
60	EA	Standard Concrete End Wall - Various Types
45	EA	Standard Storm Drain Inlets - Various Types
20	EA	Standard Precast Concrete Manhole - 48 and 60 Inch Diameter
3000	LF	Silt Fence
3000	LF	Super Silt Fence
1600	TON	Stone Rip Rap - Various Classes
1000	CY	Gabions
200	CY	Flowable Fill for Pipes and Trenches
40	EA	Sedimentation Tanks and Filter Bags
6000	CY	Class 3 Excavation for Trenches - Various Depths
400	CF	Brick Masonry
1000	SF	Parging of Brick or Concrete Surfaces
1000	SF	Epoxy Protective Coating for Concrete Surfaces
600	TON	Hot Mix Asphalt Superpave - Various Mixes
300	SY	Full Depth Patching
500	SY	Milling Hot Mix Asphalt Pavement
200	SY	Driveway Entrances - Commercial
500	LF	Standard Concrete Curb and Gutter
2000	SF	Concrete Sidewalk
500	SF	Concrete Handicap Access Ramp
4000	LF	Galvanized Chain Link Fence
10	EA	Access Road Gate
3000	SY	Furnish and Place Topsoil
5000	SY	Permanent Seeding and Mulching
5000	SY	Sodding
16000	SY	Soil Stabilization Matting Type A, B and C
200	HR	Mowing - Manual
200	HR	Mowing - Tractor
40	DAY	Tree Trimming Crew with Equipment
180	EA	Remove Trees - Various Sizes

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

7. An optional virtual Pre-Bid Conference will be held on May 28, 2021 at 11:00 a.m. local prevailing time, via Zoom at <https://zoom.us/j/94108428030?pwd=dDe4YXZlZmx0UmNncUF2dzJUV3d4Zz09> Or join using meeting I.D.: 941 0842 8030 password 068256.

By Authority of Angela D. Alsobrooks  
County Executive

139661 (6-3,6-10,6-17)

**LEGALS**

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

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

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

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

To reclaim your vehicle, please call (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
2012	Dodge	Avenger	1C3CDZCB5CN167503
2010	Volkswagen	CC	WVWHP7AN0AE549025
2005	Chrysler	Pacifica	2C4GF68405R234207
2003	Hyundai	Elantra	KMHNDN45D13U706473
2001	Lexus	ES 300	JT8BF28GX10337084
2012	Chevy	1500	1GDY72BA3B1905289

139702 (6-10)

**LEGALS**

**ORDER OF PUBLICATION**

Alexander Zakharin  
25 Hooks Ln Ste 202  
Pikesville, MD 21208  
Plaintiff

Volunteer Fire Dept College Park  
S/O Carl N. Cimino, RA  
6021 Ridge Drive  
Bethesda, MD 20816  
and

State of Maryland  
S/O Brian Frosh, Attorney General  
200 St. Paul Place  
Baltimore, MD 21202

Prince George's County  
S/O Stephen J. McGibbon  
Director of Finance  
1301 McCormick Drive  
Suite 1100  
Largo, MD 20774

The County Executive and County Council of Prince George's County  
S/O Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 5100 Roanoke Place and described as 13,575,000 Sq. Ft. Central Heights Lot 29 Map 003 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 2299923, on The Tax Roll of the Director of Finance

Defendants

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 21-02744**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5100 Roanoke Place in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 5100 Roanoke Place and described as 13,575,000 Sq. Ft. Central Heights Lot 29 Map 0033 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 2299923, on The Tax roll of the Director of Finance

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139651 (6-3,6-10,6-17)

**ORDER OF PUBLICATION**

Alexander Zakharin  
25 Hooks Ln Ste 202  
Pikesville, MD 21208  
Plaintiff

Romey Collectives, LLC  
S/O Stephen J. Williams, RA  
9500 Arena Dr., Suite 280  
Upper Marlboro, MD 20774

Holly Hill Condominium  
C/O Nagle and Zaller, PC  
7226 Lee DeForest Drive, Suite 102  
Columbia, MD 21046

and

State of Maryland  
S/O Brian Frosh, Attorney General  
200 St. Paul Place  
Baltimore, MD 21202

and

Prince George's County  
S/O Stephen J. McGibbon  
Director of Finance  
1301 McCormick Drive  
Suite 1100  
Largo, MD 20774

The County Executive and County Council of Prince George's County  
S/O Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

and

All unknown owners of the property described 1,623,000 Sq Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being known as District 06 Account

No.:0526988 On the tax Roll of the Director of Finance

Defendants

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 21-02745**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7210 Donnell Place, Condo Unit D3 in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7210 Donnell Place, Condo Unit D3 and described as 1,623,000 Sq. Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being Known as District 06 Account No.:2944486 on The Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139652 (6-3,6-10,6-17)

**ORDER OF PUBLICATION**

Alexander Zakharin  
25 Hooks Ln Ste 202  
Pikesville, MD 21208  
Plaintiff

v.

JCL Funding Group, LLC  
S/O Tabitha Fitzgerald, RA  
1235 Birchcrest Court  
Arnold, MD 21012

and

State of Maryland  
S/O Brian Frosh, Attorney General  
200 St. Paul Place  
Baltimore, MD 21202

and

Prince George's County  
S/O Stephen J. McGibbon  
Director of Finance  
1301 McCormick Drive  
Suite 1100  
Largo, MD 20774

The County Executive and County Council of Prince George's County  
S/O Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 6209 Field Street and described as 6,250,000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-7804

Defendants

**In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 21-02746**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6209 Field Street in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 6209 Field Street and described as 6,250,000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-7804 Being known as District 18 Account No: 2097723, on The Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139653 (6-3,6-10,6-17)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
BEFORE THE REGISTER OF WILLS  
FOR THE ESTATE OF:  
GRADY TERRY  
ESTATE NO: 120159

**PUBLIC NOTICE TO CAVEAT**

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Grady Terry Jr, 9943 Good Luck Road #T-4, Lanham, Maryland 20706, son, challenging the will dated October 4, 2014. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

139703 (6-10,6-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
WILLIE J ORE

Notice is given that Annie Ore, whose address is 7507 Jaywick Avenue, Fort Washington, MD 20744, was on May 26, 2021 appointed personal representative of the small estate of Willie J Ore who died on April 18, 2021 with a will.

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

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

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

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

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

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

ANNIE ORE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120988

139707 (6-10)

Call 301-627-0900 for a quote.

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Michael Nyantakyi

FOR THE CHANGE OF NAME TO:  
Masoud Abdulrahman Yahaya

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-06057**

A Petition has been filed to change the name of Michael Nyantakyi fo Masoud Abdulrahman Yahaya.

The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
139686 (6-10)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Shawn Dwayne Douglas

FOR THE CHANGE OF NAME TO:  
Shawn Dwayne Kemp

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 21-05977**

A Petition has been filed to change the name of Shawn Dwayne Douglas to Shawn Dwayne Kemp.

The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
139687 (6-10)

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

## LEGALS

## ORDER OF PUBLICATION

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

K Capital Corporation  
Charles Goldstein Trustee  
1 E Pratt Street Suite 800  
Baltimore, MD 21202,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

14603 S Springfield Rd  
Brandywine, MD 20613  
and also known as Account Number: 11-1135599,

Defendants.

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

Case No. CAE 21-02715

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

14603 S Springfield Rd Brandywine, MD 20613 also known as Account Number 11-1135599

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139574 (5-27-6-3,6-10)

## LEGALS

Richard E Hagerty, Esq.  
ATTN: Hania Iskandar-Guirguis  
401 9th Street NW  
Washington DC 20004  
571-888-4109

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOUGLAS L GREENFIELD  
AKA: DOUGLAS LITTMAN  
GREENFIELD

Notice is given that Elaine S Quintana, whose address is 3920 Calverton Drive, Hyattsville, MD 20782, was on April 13, 2021 appointed Personal Representative of the estate of Douglas L Greenfield aka Douglas Littman Greenfield who died on December 2, 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 13th day of October, 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.

ELAINE S QUINTANA  
Personal Representative

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

Estate No. 119651

139602 (5-27-6-3,6-10)

## ORDER OF PUBLICATION

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

K Capital Corporation  
Serve: David H. Wells, Jr., Resident Agent  
11407 Cronhill Drive  
Suite N  
Owings Mill, MD 21117,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

14701 S SPRINGFIELD RD  
BRANDYWINE 20613-0000 and also known as Account Number 11-1135615,

Defendants.

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

Case No. CAE 21-02716

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

14701 S SPRINGFIELD RD BRANDYWINE 20613-0000 also known as Account Number: 11-1135615

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139575 (5-27-6-3,6-10)

## LEGALS

Andrew Friedman  
c/o McMillan Metro PC  
7811 Montrose Road, Suite 400  
Potomac, Maryland 20854  
240 778 2331

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PAULA DORM

Notice is given that Sheldon D. Dorm, whose address is 4144 Parkwood Court, Brentwood, MD 20722, was on April 15, 2021 appointed Personal Representative of the estate of Paula Dorm who died on October 29, 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 15th day of October, 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.

SHELDON D. DORM  
Personal Representative

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

Estate No. 119903

139601 (5-27-6-3,6-10)

## ORDER OF PUBLICATION

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

K Capital Corporation  
Serve: David H. Wells, Jr., Resident Agent  
11407 Cronhill Drive  
Suite N  
Owings Mill, MD 21117,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

14503 S Springfield Rd  
Brandywine, MD 20613  
and also known as Account Number 11-1135680,

Defendants.

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

Case No. CAE 21-02717

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

14503 S Springfield Rd Brandywine, MD 20613 also known as Account Number: 11-1135680

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139576 (5-27-6-3,6-10)

## LEGALS

John P Zanelotti, Esq.  
381 Main Street, Suite 1  
Laurel, Maryland 20707  
410 975 4441

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN EDWARD GOLIWAS

Notice is given that Regina A. Weston, whose address is 3865 St. Leonard Road, St. Leonard, MD 20685, was on March 31, 2021 appointed Personal Representative of the estate of John Edward Goliwas who died on October 26, 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 30th day of September, 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.

REGINA A. WESTON  
Personal Representative

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

Estate No. 119756

139600 (5-27-6-3,6-10)

## LEGALS

## ORDER OF PUBLICATION

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

K Capital Corporation  
Serve: David H. Wells, Jr., Resident Agent  
11407 Cronhill Drive, Suite N  
Owings Mill, MD 21117,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

14805 S SPRINGFIELD RD  
BRANDYWINE 20613-0000  
and also known as Account Number 11-1135656,

Defendants.

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

Case No. CAE 21-02719

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

14805 S SPRINGFIELD RD BRANDYWINE 20613-0000 also known as Account Number: 11-1135656

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 17th day of May, 2021, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of July, 2021 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139578 (5-27-6-3,6-10)

## ORDER OF PUBLICATION

KIRK WILSON  
5304 Dogwood Drive  
Temple Hills, MD 2074

Plaintiff

Vs.

B.B.C. INC.  
Serve: Nellie Cathcart  
319 Quintana Place, NE  
Washington, DC 20011

And

Prince George's County, Maryland  
(for Maryland Annotated Code 14-836(b)(1)(v) purposes only)  
Serve M. Andree Green, County Attorney  
14741 Governor Oden Bowie Drive,  
Room 5121  
Upper Marlboro, MD 20772

And

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 3407 29th Avenue, Temple Hills, MD 20748 and described as Lot 38, plat Book 2613 and folio 51

Defendants

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

Case No.: CAE 21-02688

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

3407 29th Avenue, Temple Hills, MD 2748

Lot numbered Thirty Eight (38) in Block numbered Six (6) in the subdivision known as Sec. 2., Hillcrest Gardens, Prince George's County, Maryland, as per plat thereof recorded in Plat Book WWW 25 at folio 29, one of the Land Records of said Prince George's County, Maryland. SAVINGS & EXCEPTING THEREFROM the following described part thereof, BEGINNING for the same on the southerly line of 29th Avenue at the dividing line between lots 38 and 39m and running thence with said dividing line, South 59 degrees, 06 minutes 31 seconds West 119.39 feet to the rear line of said lots; thence North 28 degrees 05 minutes 50 seconds West 13.70

feet to a point, thence crossing said lot 38, North 65 degrees, 41 minutes, 00 seconds East 119.50 feet to the place of beginning, continuing 817 square feet per survey by McNeill surveyors dated 8/12/55. Being the same as liber 2272 folio 407.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139655 (6-3,6-10,6-17)

## ORDER OF PUBLICATION

Miyonna Campbell  
Plaintiff

vs.

SMS Financial, XXVI, LLC;  
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 4429 Southern Ave., Capitol Heights, MD 20743, and more fully described in Liber 42174 Page 0177 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$157,333; and Assessed to: SMS Financial, XXVI, LLC; Property ID: 06-0430538,

Defendants

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

Civil Action No. CAE 21-02714

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

Property described as 4429 Southern Ave., Capitol Heights, MD 20743, and more fully described in Liber 42174 Page 0177 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$157,333; and Assessed to: SMS Financial, XXVI, LLC; Property ID: 06-0430538.

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

It is thereupon this 17th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 11th, 2021, warning all persons interested in the said properties to be and appear in this Court by the 20th day of July, 2021 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139573 (5-27-6-3,6-10)

## LEGALS

## LEGAL NOTICE

## CITY OF BOWIE, MD

## PUBLIC HEARING

Emergency Ordinance O-2-21 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2020 and Ending June 30, 2021, to Authorize the Transfer of Certain Amounts in the FY 2021 Budget to Pay for Anticipated Expenses.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on

June 7, 2021.

A virtual Public Hearing is scheduled to be held at 8:00 p.m., Monday, June 21, 2021. Those wishing to submit testimony for the public hearing can email written testimony/comments to [cityclerk@cityofbowie.org](mailto:cityclerk@cityofbowie.org). Deadline for submittal of testimony/comments is 7:00 p.m., Monday, June 21, 2021.

Residents may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 96.

ALFRED D. LOTT  
City Manager

139719

(6-10)

## LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LLOYD G EASTMAN JR

Notice is given that Ionie Eastman, whose address is 124 Mohican Drive, Oxon Hill, MD 20745, was on May 11, 2021 appointed Personal Representative of the estate of Lloyd G Eastman Jr, who died on March 20, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 11th day of November, 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.

IONIE EASTMAN  
Personal Representative

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

Estate No. 120459

139611 (5-27-6-3,6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

**LEGALS**

**ORDER OF PUBLICATION**

Alexander Zakhari  
25 Hooks Ln Ste 202  
Pikesville, MD 21208

Plaintiff

v.

AMC Investment Group LLP  
S/O Edgar O.A. Rodriquez, RA  
7505 New Hampshire Ave,  
Suite 300  
Takoma Park, MD 20912

and

State of Maryland  
S/O Brian Frosh, Attorney General  
200 St. Paul Place  
Baltimore, MD 21202

and

Prince George's County  
S/O Stephen J. McGibbon  
Director of Finance  
1301 McCormick Drive  
Suite 1100  
Largo, MD 20774

The County Executive and County  
Council of Prince George's County  
S/O Rhonda L. Weaver  
County Attorney  
1301 McCormick Drive  
Suite 4100  
Largo, MD 20774

and

All unknown owners of the property  
described Below; all heirs, devisees,  
personal representatives, and executors,  
grantees, assigns or successors in  
right, title, interest, and any and all  
persons having or claiming to have  
any interest in the property and  
premises situate in the Prince  
George's County, known as 7716  
Kittredge Drive and described as  
6.598.0000 Sq Ft Kittredge Sub-Ha  
Lot 2 Map 0082 Grid 00A1 Plat No.:  
233051 Being known District 06 Ac-  
count Number: 5505656, on the Tax  
Roll of the Director of Finance.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
CASE NO.: CAE 21-02758**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption from tax sale on the  
property known as 7716 Kittredge  
Drive in Prince George's County,  
State of Maryland, sold by the Fi-  
nance Officer of Prince George's  
County, State of Maryland to  
Alexander Zakhari, the Plaintiff.

A DESCRIPTION of the property  
in substantially the same form as the  
description appearing on the Treas-  
urer's and/or Director's tax roll  
and Deed hereinafter referred to is:  
known as 7716 Kittredge Drive and  
described as 6.598.0000 Sq Ft Kit-  
tredge Sub-Ha Lot 2 Map 0082 Grid  
00A1 Plat No.: 233051 Being known  
as District 06 Account Number:  
5505656, on the Tax Roll of the Di-  
rector of Finance.

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

It is thereupon this 24th day of  
May, 2021, by the Circuit Court for  
Prince George's County, Ordered,  
that notice be given by the insertion  
of a copy of this Order in some  
newspaper having a general circula-  
tion in Prince George's County  
once a week for three consecutive  
weeks, warning all persons inter-  
ested in the property to appear in  
this Court by the 27th day of July,  
2021, and redeem the property and  
answer the Complaint or thereafter  
a final judgment will be entered  
foreclosing all rights of redemption  
in the property and vesting in the  
Plaintiff a title to said property in  
Fee Simple, free of all liens and en-  
cumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139654 (6-3,6-10,6-17)

**PUBLIC HEARING  
CITY OF LAUREL MAYOR AND CITY COUNCIL  
MONDAY, JUNE 28, 2021  
LAUREL MUNICIPAL CENTER  
8103 SANDY SPRING ROAD  
LAUREL, MD  
6:00 P.M.**

**Text Amendment No. 258- Ordinance No. 1974 Code Update**

The Mayor and City Council of Laurel is seeking approval to amend the Unified Land Development Code definitions and use tables, accessory structures, bulk regulations, wireless telecommunication facilities sections. The proposed update is part of a comprehensive review and update of the City's zoning Code.

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit <https://www.cityoflaurel.org/clerk/meetings> and submit a speaker list if you wish to speak.

139684 (6-10,6-17)

**NOTICE**

IN THE MATTER OF:  
Ian Cameron Moten

FOR THE CHANGE OF  
NAME TO:  
Ian Cameron Moten Galloway

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05812**

A Petition has been filed to change  
the name of Ian Cameron Moten to  
Ian Cameron Moten Galloway.

The latest day by which an objection  
to the Petition may be filed is  
the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139690 (6-10)

LM File No.: 104-00005-  
Olowofoyeku

LEWIS MCDANIELS, LLC  
50 Citizens Way  
Suite 202  
Frederick, MD 21701

**ORDER OF PUBLICATION**

Eniola Olowofoyeku, Plaintiff

vs.

Christian J. Cuellar; Thelma B. Fer-  
nandez; Gilda Simons; Catherine A.  
Nostrome, Trustee; Prince George's  
County, Maryland; any and all un-  
known owners of the property and  
premises situate in Prince George's  
County, Maryland described as 3450  
TOLEDO TERHYATTSVILLE  
20782-0000 CONDO UNIT: 416 and  
being identified on the Tax Roll as  
Account No. 17-1845148, and which  
may be known as 3450 Toledo Ter-  
race, Condo Unit: 416, Hyattsville,  
Maryland 20782, the unknown  
owner's heirs, devisees, and per-  
sonal representatives and their or  
any of their heirs, devisees, execu-  
tors, administrators, grantees, as-  
signs, or successors in right, title  
and interest; and, any and all per-  
sons that have or claim to have any  
interest in the property and prem-  
ises situate in Prince George's  
County, Maryland, described as  
3450 TOLEDO TERHYATTSVILLE  
20782-0000 CONDO UNIT: 416 and  
being identified on the Tax Roll as  
Account No. 17-1845148, and which  
may be known as 3450 Toledo Ter-  
race, Condo Unit: 416, Hyattsville,  
Maryland 20782,

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-02756  
TAX SALE**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the herein above de-  
scribed property sold, either directly  
or via assignment, by the Collector  
of Taxes for the State of Maryland  
and Prince George's County, Mary-  
land, to the Plaintiff in the proceed-  
ing.

The Complaint states, among  
other things, that the amount neces-  
sary for the redemption for the sub-  
ject property has not been paid,  
although more than six (6) months  
from the date of the sale have ex-  
pired, and more than two (2)  
months from the date that the first  
two (2) separate pre-suit notices  
of the tax sale was sent to each re-  
quired interested party have ex-  
pired.

It is thereupon this 24th day of  
May, 2021, by the Circuit Court for  
Prince George's County, Maryland,  
ORDERED, that notice be given  
by the insertion of a copy of this  
Order in some newspaper having  
general circulation in Prince  
George's County, Maryland, once a  
week for three (3) consecutive  
weeks, on or before the 18th day of  
June, 2021, warning all persons hav-  
ing or claiming to have any interest  
in the property described above to  
appear in this Court by the 27th day  
of July, 2021, and redeem their re-  
spective property or answer the  
Complaint, or thereafter a Final De-  
cree will be entered foreclosing all  
rights of redemption in and as to the  
property, and vesting in the Plaintiff  
a title in fee simple or leasehold, free  
and clear of all encumbrances.

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139656 (6-3,6-10,6-17)

**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

Clara H. Bond, Personal  
Representative  
Estate of James S. Bond  
9005 Taylor St  
Springdale, MD 20774-2550,

and

Gwendolyn Moore, Personal  
Representative  
Estate of James S. Bond  
3 Birkenhead Court  
Owings Mill, MD 21117-4893,

and

Prince George's County, Maryland,  
and

all unknown owners of the property  
described below, their heirs, devisees  
and personal representatives and their  
or any of their heirs, devisees, execu-  
tors, administrators, grantees, assigns,  
or successors in right, title and interest  
and any and all persons having or claim-  
ing to have an interest in the property  
described as:

Aquasco Rd  
Aquasco, MD 20608-0000  
and also known as Account Num-  
ber 08-0834952,

Defendants.

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

**Case No. CAE 21-02718**

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

Aquasco Rd Aquasco, MD 20608-  
0000 also known as Account Num-  
ber: 08-0834952

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not been  
paid. It is therefore on this  
17th day of May, 2021, by the Circuit  
Court for Prince George's County,  
Maryland:

ORDERED, that notice be given  
by insertion of a copy of this  
ORDER in some newspaper having  
a general circulation in Prince  
George's County once a week for  
three (3) successive weeks, warning  
all persons interested in the prop-  
erty to appear in this Court by the  
20th day of July, 2021 and redeem  
the property and answer the Com-  
plaint, or thereafter a Final Judg-  
ment will be entered foreclosing all  
rights of redemption in the prop-  
erty, and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139577 (5-27,6-3,6-10)

**ORDER OF PUBLICATION**

JAMES SCHNEIDER

Plaintiff

vs.

JEAN PIERRE ALMOND  
13755 Edelen Dr.  
Bryantown MD 20617

WESTERN DEVELOPMENT LLC.  
Eric DeBear Esq.,  
Trustee for Western Development  
LLC.  
c/o Parker, Simon and Kokolis  
110 North Washington St.  
Suite 500  
Rockville MD 20852

MARGARET COSTELLO AND  
GERALD SACKS  
Trustee for Capital One  
A Maryland General Partnership  
11413 Empire Lane  
Rockville MD 20852

U.S. ATTORNEY GENERAL,  
Room 4400  
950 Pennsylvania Ave. NW  
Washington, DC 20530-0001

STEVE MCGIBBON, DIRECTOR  
OF FINANCE  
The Office of Finance of Prince  
George's County, Maryland  
14741 Governor Bowie Dr.,  
Rm. 1090  
Upper Marlboro MD 20772

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

and

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

Defendants

**In the Circuit Court of Maryland  
for Prince George's County  
Case No. CAE 21-02704**

The object of this proceeding is to  
secure and foreclose the rights of re-  
demption on the following prop-  
erty, sold by the Collector of Taxes

for Prince George's County, State of  
Maryland to the plaintiff:

"25,142.0000 Sq. Ft. North Potomac  
View Lot 12 BLK A. and assessed to  
Jean-pierre Almond."  
The property address is 11 Bal-  
moral, Oxon Hill MD 20745

The complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid;  
It is thereupon this 17th day of  
May, 2021, by the Circuit Court for  
Prince George's County, Maryland,  
ORDERED; That Notice be given  
by the insertion of a copy of this  
Order in The Prince George's Post or  
any other paper of record in Prince  
George's County, Maryland, a news-  
paper having general circulation in  
Prince George's County, once a week  
for three (3) consecutive weeks, on  
or before the 11th day of June, 2021,  
warning all persons interested in the  
property to appear in this Court by  
the 20th day of July, 2021, and re-  
deem the property and answer the  
Bill of Complaint or thereafter a final  
judgment will be entered foreclosing  
all rights of redemption in the prop-  
erty and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139572 (5-27,6-3,6-10)

**ORDER OF PUBLICATION**

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

Little Child Holy Church of Faith,  
Inc.  
Serve: Diane Gravely, Resident  
Agent  
2309 Kenton Place  
Hillcrest, MD 20031,

and

Prince George's County, Maryland,  
and

all unknown owners of the property  
described below, their heirs, devisees  
and personal representatives and their  
or any of their heirs, devisees, execu-  
tors, administrators, grantees, assigns,  
or successors in right, title and interest  
and any and all persons having or claim-  
ing to have an interest in the property  
described as:

6044 OLD CENTRAL AVE  
CAPITOL HEIGHTS 20743-0000  
and also known as Account Num-  
ber 18-2033454,

Defendants.

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

**Case No. CAE 21-02720**

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

6044 OLD CENTRAL AVE CAPI-  
TOL HEIGHTS 20743-0000 also  
known as Account Number: 18-  
2033454

The Complaint states, among  
other things, that the amounts nec-  
essary for redemption have not been  
paid. It is therefore on this  
17th day of May, 2021, by the Circuit  
Court for Prince George's County,  
Maryland:

ORDERED, that notice be given  
by insertion of a copy of this  
ORDER in some newspaper having  
a general circulation in Prince  
George's County once a week for  
three (3) successive weeks, warning  
all persons interested in the prop-  
erty to appear in this Court by the  
20th day of July, 2021 and redeem  
the property and answer the Com-  
plaint, or thereafter a Final Judg-  
ment will be entered foreclosing all  
rights of redemption in the prop-  
erty, and vesting in the Plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139579 (5-27,6-3,6-10)

**ORDER OF PUBLICATION**

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

Plaintiff

vs.

ALBERT HILL  
NAPOLEON HILL  
JUANITA NOORWOOD  
LEROY HILL  
MELVIN HILL  
Prince George's County, Maryland

AND

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

Prince George's County, described  
as follows: Tax Account No 2042661,  
SEAT PLEASANT 18TH ELEC-  
TION DISTRICT; LTS 203.205; 7200  
SQ.F.T & IMPS. CEDAR HEIGHTS;  
ASSMT #421233 LIB 06698; FL 029;  
KNOWN AS 6206 K ST CAPITOL  
HEIGHTS 20743.

Defendants

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

**Maryland  
Civil Division  
CAE 21-02750**

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

Prince George's County, described  
as follows: Tax Account No 2042661,  
SEAT PLEASANT 18TH ELECTION  
DISTRICT; LTS 203.205; 7200 SQ.F.T  
& IMPS. CEDAR HEIGHTS; ASSMT  
#421233 LIB 06698; FL 029; KNOWN  
AS 6206 K ST CAPITOL HEIGHTS  
20743.

The Complaint states, among other  
things, that the amounts necessary  
for redemption have not been paid.  
It is thereupon this 24th day of May,  
2021, by the Circuit Court for Prince  
George's County, Maryland, OR-  
DERED, That notice be given by the  
insertion of a copy of this Order in  
some newspaper having general cir-  
culation in Prince George's County,  
Maryland, once a week for three (3)  
successive weeks, on or before the  
18th day of June, 2021, warning all  
persons interested in the property to  
appear in this Court by the 27th day  
of July, 2021, and redeem the prop-  
erty herein described and answer the  
complaint or thereafter a final  
judgment will be entered foreclosing  
all rights of redemption in the prop-  
erty, and vesting in the plaintiff a  
title, free and clear of all encum-  
brances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139657 (6-3,6-10,6-17)

**ORDER OF PUBLICATION**

DOWNWIND HOLDINGS, LLC

Plaintiff

v.

ZILLA DRIVING RANGE, LLC,  
et al.

Defendants

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 21-01614**

The object of this proceeding is to  
secure the foreclosure of all rights of  
redemption in the following prop-  
erty in the State of Maryland,  
County of Prince George's, sold by  
the Collector of Taxes for the  
County of Prince George's and the  
State of Maryland to the plaintiff in  
this proceeding (the "Property"):

Property Address: 3601 Brinkley  
Rd, Temple Hills, MD 20748  
Account Number: 12-1369099  
Description: (corr in val 06) 15.0100  
Acres & Imps. Map: 097; Grid: B4;  
Par: 139; Neighborhood: 10012.17

Assmt: \$208,933  
Liber/Folio: 13661/239  
Assessed To: Zilla Driving Range  
LLC

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

It is thereupon this 24th day of  
May, 2021, by the Circuit Court for  
Prince George's County;  
ORDERED, that notice be given  
by the insertion of a copy of this  
Order in the Prince George's Post, a  
newspaper having a general circula-  
tion in Prince George's County, once  
a week for three successive weeks  
on or before the 18th day of June,  
2021, warning all persons interest-  
ed in the said Property to be and ap-  
pear in this Court by the 27th day  
of July, 2021, and redeem the Prop-  
erty, and answer the Complaint, or there-  
after a final judgment will be ren-  
dered foreclosing all rights of redem-  
ption in this Property and vesting  
in the Plaintiff a title, free and clear  
of all encumbrances.

Any person that has or claims to  
have an interest in the property  
must answer the complaint or to re-  
deem the property on or before the  
date herein specified and, in case of  
failure to appear, answer, or redeem  
the property, a judgment will be en-  
tered that forecloses all rights of re-  
demption in the property.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139658 (6-3,6-10,6-17)

**LEGALS  
NOTICE**

Notice is hereby given that the fol-  
lowing vessel has apparently been  
abandoned for 180 days on the  
property of: Robert Fritz, 4503  
Danville Rd, Brandywine MD  
20613, 301-440-1064. The vessel is  
described as: (boat registration  
number MD 4734 BZ, hull identifi-  
cation number SERR2928K798, ves-  
sel name Sea Rayder, builder is Sea  
Ray Boats Inc, length of 16'0", and  
color yellow). Application for title  
will be made in accordance with  
Section 8-722 of the Annotated Code  
of Maryland, Natural Resources Ar-  
ticle if this vessel is not claimed and  
removed from the above property  
within 30 days of this notice.

139701 (6-10,6-17,6-24,7-1)

**LEGALS**

**ORDER OF PUBLICATION**

Paradise Point LLC  
C/O Lucas I. Dansie  
Counsel for Plaintiff  
406 5th Street NW, Lower Level  
Washington DC 20001  
Phone (202) 783-1597  
lucas@dansielaw.com,

Plaintiff,

v.

Oneway United Church of Christ  
Jesus, Inc.  
P.O. Box 47492  
District Heights MD 20753-7492,

and

Prince George's County, Maryland,  
and

all unknown owners of the property  
described below, their heirs, devisees  
and personal representatives and their  
or any of their heirs, devisees, execu-  
tors, administrators, grantees, assigns,  
or successors in right, title and interest  
and any and all persons having or claim-  
ing to have an interest in the property  
described as:

5348 SHERIFF RD  
CAPITOL HEIGHTS 20743-0000  
and also known as Account Num-  
ber 18-2024446,

Defendants.

## LEGLALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DONNA NICOLE MCCULLERS  
ISAAC

Notice is given that Shawna Isaac, whose address is 4801 Somerset Road, Riverdale, MD 20737, was on May 4, 2021 appointed Personal Representative of the estate of Donna Nicole McCullers Isaac, who died on March 24, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 4th day of November, 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.

SHAWNNA ISAAC  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117465  
139607 (5-27,6-3,6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALBERTA GARRETT

Notice is given that Wilson L. Garrett Jr, whose address is 1188 Windemere Court, Fort Washington, MD 20744, was on May 17, 2021 appointed Personal Representative of the estate of Alberta Garrett, who died on April 20, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 17th day of November, 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.

WILSON L. GARRETT JR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120801  
139616 (5-27,6-3,6-10)

## NOTICE

IN THE MATTER OF:  
Marceline Yatan Wefuan

FOR THE CHANGE OF  
NAME TO:  
Marceline Yatah-Wefuan Soweh

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05777

A Petition has been filed to change the name of Marceline Yatan Wefuan to Marceline Yatah-Wefuan Soweh. The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139692 (6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLYN TAYLOR

Notice is given that Sidria A. Brown, whose address is 2508 Larry Avenue, Fort Washington, MD 20744, was on May 11, 2021 appointed Personal Representative of the estate of Carolyn Taylor, who died on July 18, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 11th day of November, 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.

SIDRIA A. BROWN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118227  
139608 (5-27,6-3,6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ALBERTA M FRICKER

Notice is given that Louise Fricker, whose address is 12400 Round Tree Lane, Bowie, Maryland 20715, was on May 24, 2021 appointed Personal Representative of the estate of Alberta M Fricker who died on April 28, 2021 with a will.

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

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

LOUISE FRICKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120873  
139673 (6-3,6-10,6-17)

## NOTICE

IN THE MATTER OF:  
Anaki Akeem McAllister

FOR THE CHANGE OF  
NAME TO:  
Anaki Alhashim

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05764

A Petition has been filed to change the name of (Minor Child(ren)) Anaki Akeem McAllister to Anaki Alhashim. The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139693 (6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DAVID LEE WRIGHT

Notice is given that Mary T. Wright, whose address is 15924 Paisley Lane, Bowie, MD 20716, was on May 6, 2021 appointed Personal Representative of the estate of David Lee Wright, who died on February 3, 2020 without a will.

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

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

MARY T WRIGHT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119639  
139609 (5-27,6-3,6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES HODGES

Notice is given that Juanita Ann Hodges, whose address is 9510 Surrats Manor Drive, Clinton, Maryland 20735, was on April 22, 2021 appointed Personal Representative of the estate of James Hodges who died on August 20, 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 22nd day of October, 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.

JUANITA ANN HODGES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120394  
139675 (6-3,6-10,6-17)

## NOTICE

IN THE MATTER OF:  
Carter Alonzo Lucas

FOR THE CHANGE OF  
NAME TO:  
Carter Alonzo Dickens

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05748

A Petition has been filed to change the name of (Minor Child(ren)) Carter Alonzo Lucas to Carter Alonzo Dickens. The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139694 (6-10)

## LEGLALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARIE T DOUGHERTY

Notice is given that Lynda Walker-Johnson, whose address is 5512 Fisher Drive, Temple Hills, MD 20748, was on May 10, 2021 appointed Personal Representative of the estate of Marie T Dougherty, who died on March 20, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 10th day of November, 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.

LYNDA WALKER-JOHNSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120263  
139610 (5-27,6-3,6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOAN SCHAEFFER  
AKA: JOAN MARIE SCHAEFFER

Notice is given that Dawn Karp, whose address is 32 Carolina Court, Sterling, VA 20164, was on April 30, 2021 appointed Personal Representative of the estate of Joan Schaeffer who died on April 1, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of October, 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.

DAWN KARP  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120496  
139676 (6-3,6-10,6-17)

## NOTICE

IN THE MATTER OF:  
Nyles Chrisan Burton II

FOR THE CHANGE OF  
NAME TO:  
Christian Bee Burton

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05729

A Petition has been filed to change the name of Nyles Chrisan Burton II to Christian Bee Burton. The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139695 (6-10)

## ORDER OF PUBLICATION

IN THE MATTER OF:

BRITTANY WASHINGTON  
625 SPECTATOR AVE  
HYATTSVILLE, MARYLAND 20785

PLAINTIFF  
SUZANNE C MARTIN &  
ROBERT E MARTIN  
1 047 ALCALA DR  
ST. AUGUSTINE, FL 32086-7195  
DEFENDANTS

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: CAE 21-00508

The above petitioner has filed a Notice of Intent to Foreclose on the property described as:

The lot, piece or parcel of land situated in Election District No. 8, containing 8,593 Sq.Ft. more or less, known and designated as LOTS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) in BLOCK NINETEEN (19) in a subdivision called "CEDAR HAVEN", and described in a deed conveyed from THE HOWARD UNIVERSITY, to SUZANNE COOK MARTIN and ROBERT E. MARTIN dated March 8th 1979, and recorded on August 16th 1979 in Liber No. 05142, folio 431, one of the Land Records of Prince George's County, Maryland.

The petitioner is seeking a foreclosure because:

The petitioner has a right to redeem the tax sale certificate as; more than six (6) months have passed since the date of the sale and the property has not been redeemed by any party of interest

The Petitioner requests that the Court order publication of the notice, as required by law, in the following newspaper of general circulation: Prince George's Post

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
139659 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DANIEL DAVID BUCKLEY JR  
AKA: DANIEL D BUCKLEY JR

Notice is given that Jennifer L. Carpenter, whose address is 308 Crowfoot Court, Lusby, Maryland 20657, was on February 25, 2021 appointed Personal Representative of the estate of Daniel David Buckley Jr who died on November 12, 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 25th day of August, 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.

JENNIFER L. CARPENTER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119081  
139666 (6-3,6-10,6-17)

## NOTICE

IN THE MATTER OF:  
Guljamal D Saparova

FOR THE CHANGE OF  
NAME TO:  
Guli D Hall

In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-05660

A Petition has been filed to change the name of Guljamal D Saparova to Guli D Hall. The latest day by which an objection to the Petition may be filed is the June 29, 2021.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139696 (6-10)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SUZANNE COAN

Notice is given that James Coan, whose address is 1355 17th St, NW, #223, Washington, DC 20036, was on April 23, 2021 appointed Personal Representative of the estate of Suzanne Coan who died on February 2, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of October, 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.

JAMES COAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120391  
139672 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES ALEXANDER SPARROW

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln, #218, Bowie, MD 20715, was on March 18, 2021 appointed Personal Representative of the estate of James Alexander Sparrow who died on December 30, 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 18th day of September, 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.

PERRY BECKER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119156  
139671 (6-3,6-10,6-17)

## NOTICE

LEGALS

LEGALS

LEGALS

**Notice for Public Comment - PHASE 1 SOUTH: AMERICAN LEGION BRIDGE I-270 TO I-370 TOLL RATE RANGE SETTING PROCESS PUBLIC HEARINGS**

The Maryland Transportation Authority (MDTA) has the responsibility under Maryland law to fix, revise, and set toll rates in accordance with the Transportation Article §4-312 of the Annotated Code of Maryland and Code of Maryland Regulations (COMAR) Title 11 Department of Transportation, Subtitle 07 MDTA, Chapter 05 Public Notice of Toll Schedule Revisions (11.07.05). As part of the toll rate range setting process for Phase 1 South: American Legion Bridge I-270 to I-370, the MDTA opened the first public comment period on May 20, 2021 to obtain input on the tolling proposal available for review in the Virtual Information Room at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting).

**Public Hearings**  
Two public hearings will be held by the MDTA to provide opportunities for the public to comment on the proposed toll rate ranges for Phase 1 South: American Legion Bridge I-270 to I-370 for the official record through verbal public or one-on-one testimony, or through written comment. Public hearing materials should be reviewed prior to attending a public hearing. For in-person hearings, all CDC guidelines related to COVID-19 will be followed. There will be no formal presentation during the public hearings, and no responses to questions will be given. The public will be able to listen live to the hearings via telephone or by watching a livestream at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting). ALL COMMENTS received, whether at the hearing or through other methods, will be given EQUAL CONSIDERATION.

**PRE-REGISTER IN ADVANCE TO ATTEND THE CALL-IN AND IN-PERSON TESTIMONY PUBLIC HEARINGS**  
VERBAL PUBLIC TESTIMONY WILL BE LIMITED TO 3 MINUTES FOR THE PUBLIC AND 5 MINUTES FOR ELECTED OFFICIALS

**In-Person Testimony Public Hearing - Monday, July 12**  
Hilton Washington DC/Rockville Hotel & Executive Meeting Center,  
1750 Rockville Pike, Rockville, Maryland 20852

The in-person testimony public hearing will have two sessions from 2 to 4 PM and 6 to 8 PM and will allow the public an opportunity to provide verbal public and one-on-one testimony. To participate in the in-person testimony public hearing, register online by visiting the webpage at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting) or call 888-725-0174. The public can listen live to the in-person testimony hearing by calling 855-701-1977 or listen to the livestream of the hearing by visiting [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting). Limited printed copies of the informational boards presented in the Virtual Information Room will be available at the in-person hearing for those that were unable to view the materials on the webpage. The public will also be able to submit a written comment form at the in-person testimony hearing.

**Call-in Testimony Public Hearing - Wednesday, July 14**

The call-in testimony public hearing will have two sessions from 2 to 4 PM and 6 to 8 PM and will allow the public an opportunity to provide verbal public testimony via telephone. To provide verbal public testimony at the call-in hearing, register by visiting the webpage at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting) or by calling 888-725-0174. The public can listen live to the call-in testimony by calling 855-701-1977 or watch the livestream of the hearing by visiting [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting).

**Additional Ways to Provide Comment**  
In addition to providing testimony at a public hearing, written comments and call-in testimony through voicemail will be accepted for the official record through Thursday, August 12, 2021 at 5 PM. Comments may be provided by submitting an electronic comment form at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting), downloading and emailing a completed comment form to [ALB270TollSetting@mdta.maryland.gov](mailto:ALB270TollSetting@mdta.maryland.gov), printing and mailing a completed comment form to Phase 1 South: American Legion Bridge I-270 to I-370 Toll Rate Range Public Comment, Maryland Transportation Authority, 2310 Broening Highway, Baltimore, MD 21224; or providing call-in testimony at 855-701-1977 and leave a single voicemail that is limited to three minutes.

The table below provides proposed toll rate ranges in cost per mile (\$/mile) for all vehicle and payment types associated with use of future High-Occupancy Toll (HOT) lanes within Phase 1 South: American Legion Bridge I-270 to I-370. The vehicle classifications, payment methods and associated multipliers are consistent with existing MDTA facilities. For example, the 3-axle light multiplier is 1.5x the 2-axle rate for the same payment type and the multiplier between Video Tolling (unregistered video) and electronic toll collection (ETC) for the same vehicle classification is 1.5x. Tolls will be collected electronically at highway speeds, using overhead gantries, with no toll plazas or toll booths (cashless tolling). Overhead tolling gantries will be placed within each tolling segment along Phase 1 South: American Legion Bridge I-270 to I-370. The toll rates are determined on a segment-by-segment basis and summed to form a trip. The toll rate per mile may vary within each tolling segment based on traffic conditions, resulting in higher rates in the more congested segments and lower rates in the less congested segments.

**PROPOSED TOLL RATE RANGES, SOFT RATE CAPS, DISCOUNTS, AND FREE PASSAGE FOR VEHICLE CLASSIFICATIONS BY PAYMENT TYPE**

VEHICLE CLASSIFICATIONS	GENERAL PURPOSE LANES	Payment Type	HOT LANES Proposed Toll Rate Ranges (2021\$/mile) <sup>2</sup>			HOV 3+ Vanpools Carpools	Buses Motorcycles
			Minimum Toll Rate Range <sup>2</sup>	Soft Rate Cap	Maximum Toll Rate Range		
Passenger Vehicle (2-axle)	Free	Electronic Toll Collection (ETC) <i>EZPass</i>	\$ 0.20	\$ 1.50	\$ 3.76	Free	Free
Motorcycle			\$ 0.00	\$ 0.00	\$ 0.00		
3-axle Light			\$ 0.30	\$ 2.25	\$ 5.64		
3-axle Heavy			\$ 0.40	\$ 3.00	\$ 7.53		
4-axle Light			\$ 0.51	\$ 3.75	\$ 9.41		
4-axle Heavy			\$ 0.61	\$ 4.50	\$ 11.29		
5-axle	\$ 1.21	\$ 9.00	\$ 22.58				
6+axle	\$ 1.52	\$ 11.25	\$ 28.22				
Passenger Vehicle (2-axle)	Free	Pay-By-Plate (Registered Video) (1.25x ETC)	\$ 0.25	\$ 1.88	\$ 4.70	Free	Free
Motorcycle			\$ 0.00	\$ 0.00	\$ 0.00		
3-axle Light			\$ 0.38	\$ 2.81	\$ 7.05		
3-axle Heavy			\$ 0.50	\$ 3.75	\$ 9.41		
4-axle Light			\$ 0.64	\$ 4.69	\$ 11.76		
4-axle Heavy			\$ 0.76	\$ 5.63	\$ 14.11		
5-axle	\$ 1.51	\$ 11.25	\$ 28.23				
6+axle	\$ 1.90	\$ 14.06	\$ 35.28				
Passenger Vehicle (2-axle)	Free	Video Tolling <sup>1,4</sup> (Unregistered Video) (1.5x ETC)	\$ 0.30	\$ 2.25	\$ 5.64	Free	Free
Motorcycle			\$ 0.00	\$ 0.00	\$ 0.00		
3-axle Light			\$ 0.46	\$ 3.38	\$ 8.47		
3-axle Heavy			\$ 0.61	\$ 4.50	\$ 11.29		
4-axle Light			\$ 0.76	\$ 5.63	\$ 14.11		
4-axle Heavy			\$ 0.91	\$ 6.75	\$ 16.93		
5-axle	\$ 1.82	\$ 13.50	\$ 33.86				
6+axle	\$ 2.28	\$ 16.88	\$ 42.33				

<sup>1</sup>Total unregistered video surcharge (difference between ETC toll and unregistered video toll amount) cannot exceed \$15 per trip. The surcharge is subject to escalation as defined below.  
<sup>2</sup>The minimum toll rate (not per mile) by payment type for all vehicle types would be \$0.50 for customers using EZPass<sup>®</sup>, \$0.63 for customers using Pay-By-Plate (Registered Video), and \$0.75 for customers using Video Tolling (Unregistered Video).  
<sup>3</sup>Escalation formulas can be found at [mdta.maryland.gov/ALB270TollSetting](http://mdta.maryland.gov/ALB270TollSetting).  
<sup>4</sup>Customers can receive an early payment discount of 15% off their toll up to \$5 for unregistered video trips if paid before notice is mailed.

- The minimum toll rate is the lowest per-mile toll rate a vehicle may be charged within a tolling segment for the HOT lanes or the lowest total toll that may be charged regardless of how far a vehicle has traveled on the HOT lanes (not per mile). The minimum toll rate ensures short trips on the HOT lanes facility are charged a flat minimum toll to cover the toll capture, processing, and collection costs.
- The soft rate cap is the per-mile toll rate that can only be exceeded when at least one of the following thresholds are met within a given tolling segment along the HOT lanes during the preceding 5-minute period: traffic volume exceeds 1,600 passenger car equivalent vehicles per hour per lane (PCEPH) or the average speed in a tolling segment is below 50 mph. The soft rate cap will always be lower than the maximum toll rate and can be exceeded only temporarily to provide customers who choose to pay a toll, a faster and more reliable trip. Exceeding the soft rate cap would apply to a specific toll segment under certain defined conditions, not a whole trip. The soft rate cap will only be exceeded until the throughput and speed performance targets are achieved, and then the toll rate will gradually return to the soft cap or below. Although not standard practice in the tolling industry, the MDTA is choosing to be one of only two states in the United States to set a soft rate cap to constrain the toll rate as a protective measure for customers.
- The maximum toll rate is the highest per-mile toll rate that may be charged within any tolling segment for the HOT lanes. Under no circumstance will the maximum toll rate be exceeded. In extremely rare circumstances when traffic demand is very high within a given tolling segment (e.g., severe crashes or extreme weather events), the toll rate may reach the maximum toll rate. The toll rate is determined on a segment-by-segment basis. The probability is highest on the northbound portion of Phase 1 South, just north of the American Legion Bridge.
- Escalation - The approved toll rate ranges are intended for the duration of the Phase 1 South: American Legion Bridge I-270 to I-370 agreement (anticipated to be 50 years). For the toll rates to effectively manage demand and ensure reliability for users of the HOT lanes into the future, the maximum per mile rates, soft rate caps, and unregistered video surcharge rates will escalate over time to account for inflation, population employment, and income growth. The minimum per mile toll rate ranges and the minimum trip tolls are both subject to escalation for inflation only.

MDTA Maryland Transportation Authority  
If you are unable to access the hearing materials online, or if you require special accommodations under the Americans with Disabilities Act or require language translation services (free of charge), please contact the MDTA's Title VI Officer at [mdta.access@mdta.maryland.gov](mailto:mdta.access@mdta.maryland.gov) or at 410-537-6720 at least ten days prior to the first hearing.

139698 (6-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JIMI ROBERT ANZELC

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Bowie, MD 20715, was on March 30, 2021 appointed Personal Representative of the estate of Jimi Robert Anzelc, who died on June 19, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of September, 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.

PERRY BECKER  
Personal Representative

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

Estate No. 117088  
139708 (6-10,6-17,6-24)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LETITIA BRANCH

Notice is given that Robin A Martin, whose address is 14115 Dub Drive, Laurel, MD 20708, was on June 2, 2021 appointed Personal Representative of the estate of Letitia Branch who died on March 5, 2021 with a will.

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

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

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

Estate No. 120521  
139710 (6-10,6-17,6-24)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BENJAMIN DAWSON

Notice is given that Ben Dawson, whose address is 6220 Bluff Point Drive, Dallas, TX 75248, was on February 22, 2021 appointed Personal Representative of the estate of Benjamin Dawson who died on January 10, 2021 with a will.

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

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

BEN DAWSON  
Personal Representative

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

Estate No. 119374  
139711 (6-10,6-17,6-24)

PRINCE GEORGE'S COUNTY GOVERNMENT

**Board of License Commissioners (Liquor Control Board)**

REGULAR SESSION  
JUNE 22, 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.

**NEW- CLASS C, CLE, BEER, WINE AND LIQUOR**

James Riley, Chairman, for a Class C, Beer, Wine & Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexandria Ferry Road, Clinton, 20735.

**NEW- CLASS D, BEER AND WINE**

Akhtar Nawab, Member / Authorized Person, Michael Terrance Wetherbee, Jr., Member / Authorized Person for a Class D, Beer and Wine for the use of Hospitality HQ, LLC, t/a A Curbside Cookout, 0 Van Buren Street, Riverdale, 20737.

Manuel Sanchez, Member, Diego Sanchez, Member for a Class D, Beer and Wine for the use of Bufinat, LLC, t/a BurgerFi, 161 Fleet Street, Suite K1-9, National Harbor, 20745.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 22, 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](mailto: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  
June 2, 2021

139699 (6-10,6-17)

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 July 29, 2021 and will be heard on September 28, 2021. Those licenses are:

Class D, Beer and Wine – 17 BW 70, 17 BW 71, 17 BW 72

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, July 7, 2021 at 7:00 p.m. and July 14, 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](mailto: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  
June 3, 2021

139700 (6-10,6-17)

**MECHANIC'S LIEN SALE**

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code Of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

JUNE 23, 2021  
AT 10:00 AM

2007 Suzuki  
JS1G177A972106257

1998 Honda  
JH2SC0335WWM202788

Auction held on the premises of:

A&J Cycle Performance  
8411 Old Marlboro Pike Ste #23  
Upper Marlboro, MD 20772  
301-516-4144

Terms of Sale-CASH  
Lienor reserves the right to bid.

139714 (6-10,6-17)

**Attention Maryland Residents:**

You may qualify for assistance in paying your home telephone bill with a program known as Lifeline service. Lifeline is a government assistance program that is offered in conjunction with the Maryland Public Service Commission and the Federal Communications Commission. Verizon Maryland LLC offers the following Lifeline-supported services as an Eligible Telecommunications Carrier:

- Basic Tel-Life Service is available for as low as **\$0.66 per month** for 30 outgoing local calls and \$0.10 per local call over the 30 call limit. Value-added services are not allowed (for example, Call Waiting and Caller ID).
- Enhanced Tel-Life Service is \$10 per month for unlimited local calls. This plan allows customers to order two value-added services (ex. Call Waiting and Caller ID) at current rates.

Verizon also offers a monthly Lifeline discount to qualified customers who subscribe to Fios Internet service. Eligible customers will receive a \$9.25 per month discount.

Eligibility

- Marylanders who have been certified by the Federal Communications Commission or its designee as receiving one of several public assistance benefits may apply for this program. Income level may qualify, too.

An application for Verizon Lifeline Service may be obtained by contacting Verizon at [www.verizon.com/lifeline](http://www.verizon.com/lifeline) or by phone at 1.800.VERIZON. To find out more information, you may also call the Universal Service Administrative Company (USAC), which administers Lifeline for the FCC, by calling 1.800.234.9473 or by accessing its website at [www.LifelineSupport.org](http://www.LifelineSupport.org).

Some restrictions apply. Taxes and surcharges may also apply. Customers will not be required to pay the federal subscriber line charge. Full terms and rates for these services, including terms of eligibility, are set forth in federal and Maryland statutes and regulations and in Verizon's tariffs on file with the Maryland Public Service Commission. Rates as stated here are effective as of July 1, 2021. But, the rates and other terms are subject to change in the future. Only eligible consumers may enroll in the Lifeline program. Lifeline customers must recertify qualification each 12 months. You may qualify for Lifeline service if you can show proof that you participate in certain government assistance programs or your annual income is 135% or below the Federal Poverty Guideline. If you qualify based on income, you will be required to provide income verification. Proof of participation in a government assistance program requires your current or prior year's statement of benefits from a qualifying state or federal program; a notice letter or other official document indicating your participation in such a program; and/or another program participation document (for example, benefit card). Proof of income requires your prior year's state or federal tax return; current income statement from an employer or paycheck stub; a statement of Social Security, Veterans Administration, retirement, pension, or Unemployment or Workmen's Compensation benefits; a federal notice letter of participation in General Assistance; a divorce decree; a child support award; and/or another official document containing income information. In addition, the Lifeline program is limited to one discount per household, consisting of either wireline or wireless or broadband (internet) service. You are required to certify and agree that no other member of the household is receiving Lifeline service from Verizon or another communications provider. Lifeline service is a non-transferable benefit. Lifeline customers may not subscribe to certain other services, including other local telephone service and an inside wiring maintenance plan. Consumers who willfully make false statements in order to obtain the Lifeline benefit can be punished by fine or imprisonment, or can be barred from the program. © 2021 Verizon

139685 (6-10)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ELIZABETH LAWHON BARKSDALE

Notice is given that Matthew J. Dyer, Esq., whose address is PO Box 358, Upper Marlboro, MD 20773, was on May 12, 2021 appointed Personal Representative of the estate of Elizabeth Lawhon Barksdale who died on February 4, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of November, 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.

MATTHEW J. DYER, ESQUIRE  
Personal Representative

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

Estate No. 119922  
139709 (6-10,6-17,6-24)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
THOMAS JAMES SMITH

Notice is given that Marianne Smith Campanella, whose address is 1416 Kinghaven Court, Gambrills, MD 21054, was on April 21, 2021 appointed Personal Representative of the estate of Thomas James Smith who died on March 25, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of October, 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

**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**

**9631 REIKER DR.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 24, 2006, recorded in Liber 26940, Folio 62 among the Land Records of Prince George's County, MD, with an original principal balance of \$303,920.00, 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

**JUNE 22, 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 \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 345050-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139638 (6-3,6-10,6-17)

**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**

**2809 MOORES PLAINS BLVD.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 31, 2007, recorded in Liber 28652, Folio 471 among the Land Records of Prince George's County, MD, with an original principal balance of \$458,488.00, 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

**JUNE 15, 2021 AT 11:19 AM**

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 164551-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139571 (5-27,6-3,6-10)

**LEGALS**

**CITY OF SEAT PLEASANT  
LEGISLATION ADOPTED  
CITY COUNCIL REGULAR WORK SESSION  
MONDAY, MAY 3, 2021**

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on June 21, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 11th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least June 21st, 2021.

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

Seat Pleasant Police Department  
6011 Addison Rd.  
Seat Pleasant, MD 20743

139531 (5-20,5-27,6-3,6-10)

**PUBLIC HEARING  
CITY OF LAUREL MAYOR AND CITY COUNCIL  
MONDAY, JUNE 14, 2021  
LAUREL MUNICIPAL CENTER  
8103 SANDY SPRING ROAD  
LAUREL, MD  
6:00 P.M.**

**Map Amendment No. 914- Ordinance No. 1973- Janoske Property-7222 & 7302 Contee Road Laurel, MD 20707**

The Applicant, Ribera Development LLC, is seeking a Map Amendment to rezone the subject properties 7222 Contee Road and 7302 Contee Road from the R-5 (One Family Detached) zone to the R-T (Townhouse) zone.

The application is scheduled to be heard at the Mayor and City Council meeting on June 14, 2021 with a possibility of a continuance until their June 28, 2021 meeting.

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, call 301-725-5300 or visit <https://www.city-of-laurel.org/clerk/meetings> and submit a speaker list if you wish to speak.

139643 (6-3,6-10)

**COTTAGE CITY COMMISSION  
FAIR SUMMARY OF ORDINANCE 2021-02**

This is to give notice that on June 9, 2021, the Cottage City Commission adopted Ordinance 2021-02, to be effective July 1, 2021.

Ordinance 2021-02 adopts a budget and levies town property taxes for the 2021-2022 fiscal year for Cottage City. The revenues and expenditures are \$2,154,343.

Ordinance 2021-02 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

**COTTAGE CITY COMMISSION  
BY: CONSUELLA BARBOUR, TOWN MANAGER**

139683 (6-10)

**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**

**9401 SHERIDAN ST.  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850.00, 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

**JUNE 22, 2021 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 348082-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139639 (6-3,6-10,6-17)

**LEGALS**

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
KEITH LEROY SPENCER**

Notice is given that Margaret L Spencer, whose address is 7307 Lochraven Road, Temple Hills, MD 20748, was on June 3, 2021 appointed personal representative of the small estate of Keith Leroy Spencer who died on January 14, 2021 with a will.

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

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

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

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

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

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

MARGARET L SPENCER  
Personal Representative

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

139705 Estate No. 120494 (6-10)

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

**TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARIA C A BROWN**

Notice is given that Maria C Jeffries, whose address is 124 146th Avenue, Madeira Beach, FL 33708, was on May 27, 2021 appointed personal representative of the small estate of Maria C A Brown who died on February 22, 2021 with a will.

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

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

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

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

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

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

MARIA C JEFFRIES  
Personal Representative

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

139706 Estate No. 120978 (6-10)

# The Prince George's Post

## Newspaper

### Call

### 301-627-0900

or

### Fax

### 301-627-6260

Have

a

## Very Safe

## Weekend



**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: **06/14/2021**

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**

2008 CADILLAC CTS VA UMZ4297 1G6DH577080146889

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

2003 HONDA ACCORD VA UHJ5905 1HGCM82603A011310  
 2005 SCION XA MD 7AN5464 JTKKT624750099886

139716 (6-10)

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: **06/18/2021**

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**

1990 FORD F-150 1FTDF15Y0LNB26242  
 1982 CHEVROLET MONTE MD 626Z07 1G1AZ379CB160549  
 CARLO  
 1996 TOYOTA RAV JT3HP10V7T0091373  
 2017 KIA OPTIMA 5XXGT4L36HG124397  
 2010 KIA FORTE KNAFU4A23A5868808  
 2009 FORD FOCUS WV 846846 1FAHP35N39W219457

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

2007 CADILLAC CTS MD 2EC8724 1G6DP567550133345  
 2007 CHRYSLER SEBRING 1C3LC66M57N682442

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

2001 MERCEDES-BENZ E320 DC GF6720 WDBJH65J1B205332  
 2007 TOYOTA CAMRY 4T1BE46K17U546394  
 2000 BUICK LESABRE 1G4HP54K5YU218930

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

2006 DODGE DURANGO 1D4HD38K26F170254

139717 (6-10)

**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**

**10308 BRISTOLWOOD CT.**  
**LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated August 11, 2005, recorded in Liber 23359, Folio 644 among the Land Records of Prince George's County, MD, with an original principal balance of \$323,600.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**JUNE 15, 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 \$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. 346661-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139567 (5-27,6-3,6-10)

**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**

**7311 HAVRE TURN**  
**UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2009, recorded in Liber 30944, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,804.00, 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

**JUNE 15, 2021 AT 11:17 AM**

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

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

Terms of Sale: A deposit of \$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. 319145-3)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139569 (5-27,6-3,6-10)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, L.L.C.**  
 Attorneys at Law  
 600 Baltimore Avenue, Suite 208  
 Towson, Maryland 21204

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

**6978 MAYFAIR TERRACE**  
**LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, 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 **JUNE 15, 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 \$24,000.00 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, Christianna Kersey, and Michael McKeefery,  
 Substitute Trustees

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

139566 (5-27,6-3,6-10)

**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**

**10502 WEYMOUTH AVE.**  
**BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated June 5, 2006, recorded in Liber 25482, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$356,000.00, 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

**JUNE 15, 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 \$36,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of 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. 349724-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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](http://www.alexcooper.com)

139568 (5-27,6-3,6-10)

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**George's Post**  
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**LEGALS**

**ORDER OF PUBLICATION**

Tax Certificate Consultants Inc.  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Tommie Broadwater III  
Doretta P Barr, Lender  
Stephen H Ellick, Trustee  
Prince George's County, Maryland

**5371 SHERIFF ROAD**

and

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

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

5371 Sheriff Road, 18th (Eighteenth) Election District, described as follows:

Annd that lot of land and Imps. 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY**

Case Number: CAE 21-02673

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5371 Sheriff Road in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Annd that lot of land and Imps. 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 5371 Sheriff Road and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139644 (6-3,6-10,6-17)

Adam L Abrahams  
Meyers Hurvitz Abrahams LLC  
3206 Tower Oaks Blvd, 4th Floor  
Rockville, MD 20852  
240-283-1162

**NOTICE OF APPOINTMENT**

**NOTICE TO CREDITORS**

**NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**EDDY G. LEE**  
AKA **EDDY GOENM LEE**  
AKA **EDDY GOENMIEN LEE**

Notice is given that Karen Diane Sippel, whose address is 17532 Princess Anne Dr, Olney, MD 20832, was on February 8, 2021 appointed Personal Representative of the estate of Eddy G. Lee aka Eddy Goenm Lee aka Eddy Goenmien Lee 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 8th day of August, 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.

KAREN DIANE SIPPEL  
Personal Representative

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

Estate No. 119124  
139670 (6-3,6-10,6-17)

**ORDER OF PUBLICATION**

James F. Truitt, Jr.  
c/o James F. Truitt, Jr.  
20 East Timonium Road, Suite 106  
Timonium, Maryland 21093  
Plaintiff

v.

Shumye Atsbaha  
The Anyloan Company n/k/a Home123 Corporation  
The Anyloan Company n/k/a Home123 Corporation  
The Anyloan Company n/k/a Home123 Corporation  
Patrick J. Flanagan, Trustee

**3450 TOLEDO TERRACE, UNIT 423**

and

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

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

3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782, Seventeenth (17th) Election District, described as follows: All that lot of land and imp., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 F1 422 Unit 423 and assessed to Atsbaha Shumye.

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY**

Case Number: CAE 21-02753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imp., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 F1 422 Unit 423 and assessed to Atsbaha Shumye.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139645 (6-3,6-10,6-17)

**SECOND AMENDED**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
Plaintiff

v.

THE ESTATE OF ALICE G. PEARMON  
and

THE TESTATE AND INTESTATE SUCCESSORS OF ALICE G. PEARMON, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BELIEVED TO BE DECEASED

and

STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

Property Address: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613  
Account Number: 11 1174986  
Description: 1.0000 Acres Map 145 Grid E1 Par 154  
Assmt: \$65,000  
Liber/Folio: 03464/987  
Assessed To: Pearmon Albert J & Alice G.

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

Case No.: CAE 20-13003

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

Property Address: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613  
Account Number: 11 1174986  
Description: 1.0000 Acres Map 145 Grid E1 Par 154  
Assmt: \$65,000  
Liber/Folio: 03464/987  
Assessed To: Pearmon Albert J & Alice G.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having a general circulation in Prince George's County, once a week for three (3) successive weeks on or before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139646 (6-3,6-10,6-17)

**LEGALS**

**ORDER OF PUBLICATION**

LEO BRUSO  
Plaintiff

v.

CVC USA CORPORATION, BENJAMIN C. WINN, JR. AND PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

Vansville, 1st Election District of Prince George's County, MD, Pt of Golf Course - Pt Par 8 - Cty Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 F1 225 and assessed to CVC USA Corporation under Account Number 3245859, having a street address of 12800 Bay Hill Drive, Beltsville, MD 20705

Defendants

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

Case No.: CAE 21-02749

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

Pt of Golf Course - Pt Par 8 - Cty Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 F1 225 and assessed to CVC USA Corporation under Account Number 3245859, being in the Vansville, 1st Election District of Prince George's County, Maryland and having a street address of 12800 Bay Hill Drive, Beltsville, MD 20705

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

It is thereupon this 24th day of May, 2021 by the Circuit Court for Prince George's County, Maryland, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 27th day of July, 2021 and redeem the property known as 12800 Bay Hill Drive, Beltsville, MD 20705 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139647 (6-3,6-10,6-17)

Thomas M. Meachum, Esq  
Carney, Kelehan, Bresler, Bennett & Scherr, LLP  
10715 Charter Drive, Suite 200  
Columbia, MD 21044  
410-740-4600 ext. 206

**NOTICE OF APPOINTMENT**

**NOTICE TO CREDITORS**

**NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**JOSEPH KOSS**

Notice is given that James Bogdanor, whose address is 6417 Warm Sunshine Path, Clarksville, MD 21029, was on May 4, 2021 appointed Personal Representative of the estate of Joseph Koss who died on August 6, 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.

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.

JAMES BOGDANOR  
Personal Representative

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

Estate No. 117932  
139604 (5-27,6-3,6-10)

**LEGALS**

File No. 19-PG-JF-1078

**ORDER OF PUBLICATION**

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

vs.

Ophelia, LLC, and  
WCP Fund I LLC, Lender, and  
Daniel Huertas, Trustee, and  
Prince George's County, Maryland,

And

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

**5615 Landover Road Hyattsville, MD 20784**

Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6  
Account ID: 02-0119024  
Deed Ref.: 41005/337  
Assessed to: Ophelia, LLC,  
Defendants

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

Case Number: CAE 21-02752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

**5615 Landover Road, Hyattsville, MD 20784**

Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6  
Account ID: 02-0119024  
Deed Ref.: 41005/337  
Assessed to: Ophelia, LLC

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2021 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139648 (6-3,6-10,6-17)

**LEGALS**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
Plaintiff

vs.

ANNE JEWELER SAX  
Personal Rep. to Jack & Ruby Jeweler  
8758 Endless Ocean Way  
Columbia MD 21045

Felicia Peres  
Personal Representative for  
Rose Peres  
548 Venice Boulevard, Apt. 4  
Venice, CA 90291

Ken Peres  
5609 33rd Street, N.W.  
Washington, DC 20015

Lawrence Jeweler  
Personal Representative for  
Diana Jeweler  
701 Fallsgrove Drive, Apt. 212  
Rockville, MD 20850

Steven Jeweler  
Personal Representative for  
Diana Jeweler  
3661 Folly Quarter Road  
Ellicott City, MD 21042

STEVE MCGIBBON,  
DIRECTOR OF FINANCE  
The Office of Finance of  
Prince George's County, Maryland  
14741 Governor Bowie Dr., Rm.  
1090  
Upper Marlboro MD 20772

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

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

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

Case No.: CAE 21-02748

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

Maryland to the Plaintiff:

"Lts 89.90  
4,839.0000 Sq. Ft. & Imps. Capitol Heights Blk 31  
Assmt \$38,467 Lib 35578 FL 421  
and assessed to  
Jack Jeweler Etal."

The Property address is Central Ave. Capital Heights MD 20743

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that Notice be given by the insertion of a copy of this Order in the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139650 (6-3,6-10,6-17)

Call 301-627-0900  
for a quote.

**LEGALS**

**ORDER OF PUBLICATION**

SAMUEL KARKENNY  
c/o Michael J. Grady  
50 West Montgomery Avenue,  
Suite 100  
Rockville, MD 20850  
Plaintiff

vs.

DENNIS L. CUFFEY JR.  
3009 Southern Ave.  
Temple Hills MD 20748

DEUTSCHE BANK NATIONAL TRUST CO, Trustee For American Security Inc.  
1761 Best St.  
Andrew Place  
Santa Ana, CA 92705

KING'S CROSSING CONDOMINIUM Association, Inc.  
C/o Noreen Walden Resident Agent  
3103 Emmorton Road  
Abingdon MD 21009

STEVE MCGIBBON,  
DIRECTOR OF FINANCE  
The Office of Finance of  
Prince George's County, Maryland  
14741 Governor Bowie Dr., Rm.  
1090  
Upper Marlboro MD 20772

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

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

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

Case No.: CAE 21-02747

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

"Unit 3009 T-1  
999.0000 Sq. Ft. & Imps. Kings Crossing Con  
Assmt \$48,667 Lib 32255 F1 248  
Unit T-1  
and assessed to  
Cuffey Dennis L. Jr."

The Property address is: 3009 Southern Ave. Temple Hills MD 20748

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that Notice be given by the insertion of a copy of this Order in the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Bill of Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139649 (6-3,6-10,6-17)

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