

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4526 POWDER MILL ROAD
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe, and Kimberly Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, and an original interest rate of 4.250%, 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 **NOVEMBER 30, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140682 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12203 WALLACE LANDING COURT
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Christopher N. Staton, and Jodie Staton, dated May 3, 2019 and recorded in Liber 42132, Folio 133 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$425,165.00, and an original interest rate of 3.875%, 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 **NOVEMBER 30, 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 \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140728 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10014 WORRELL AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, 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 **NOVEMBER 30, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140729 (11-11,11-18,11-25)

The Prince George's Post

Early Publication Deadline—

For the November 25, 2021 edition:

All submissions must be received by

NOON, Thursday,

November 18th, 2021

Questions? Call 301-627-0900

or email bboice@pgpost.com

LEGALS

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

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

8510 MADISON STREET
HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Cordiela V. Maycole, dated July 20, 2007 and recorded in Liber 29698, Folio 647 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$45,000.00, and an original interest rate of 5.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 16, 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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com

140589 (10-28,11-4,11-11)

LEGALS

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

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

6723 AMMENDALE WAY
BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Ezeamaka, dated January 3, 2007, and recorded in Liber 26951 at folio 131 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, on

**NOVEMBER 16, 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 \$25,000.00 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 # 20-604522)

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

140587 (10-28,11-4,11-11)

LEGALS

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

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

9701 TEMPLE HILL ROAD
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Robert F Silver, dated December 19, 2016 and recorded in Liber 39179, Folio 23 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$46,050.00, and an original interest rate of 4.148%, 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 **NOVEMBER 16, 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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140588 (10-28,11-4,11-11)

LEGALS

Angela D Minor
PO Box 7181
Largo, MD 20792
202-390-0200

John Noble, Esquire
451 Hungerford Drive, Suite 616
Rockville, Maryland 20850
301-762-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HORTENSE JOHNS-VAUGHAN

Notice is given that Thomas Wayne Vaughan, whose address is 102 Cambleton Court, Upper Marlboro, MD 20774, was on October 28, 2021 appointed Personal Representative of the estate of Hortense Johns-Vaughan, who died on August 8, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of April, 2022.

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 WAYNE VAUGHAN
Personal Representative

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

Estate No. 122588

140678 (11-4,11-11,11-18)

JOHN HOLT, 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. 122789

140680 (11-4,11-11,11-18)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FANNIE LOUISE ALSTON

Notice is given that Godfrey Lee Alston Jr, whose address is 11306 Chantilly Lane, Bowie, MD 20721, and Vos Juanita Alston Holman, whose address is 7815 Lusby's Turn, Brandywine, MD 20613 were on September 16, 2021 appointed Co-Personal Representatives of the estate of Fannie Louise Alston, who died on August 24, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of March, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

VOS JUANITA ALSTON HOLMAN
GODFREY LEE ALSTON JR
Co-Personal Representatives

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

Estate No. 122155

140632 (10-28,11-4,11-11)

THIS COULD BE YOUR AD!

Call 301-627-0900
for a quote.

NOTICE

Diane S. Rosenberg
Mark D. Meyer
Maurice Obrien
Cristian Mendoza
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustees
Plaintiff(s)

v.

Maurice Brown
17705 Queen Anne Road
Upper Marlboro, MD 20774
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-01874**

Notice is hereby given this 20th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 17705 Queen Anne Road, Upper Marlboro, MD 20774, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of November, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of November, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$405,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140606 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
Michelle Leanna Jola

FOR THE CHANGE OF
NAME TO:
Michelle Alva Jones

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-13423**

A Petition has been filed to change the name of Michelle Leanna Jola to Michelle Alva Jones.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140697 (11-11)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA MODESTE

Notice is given that Irma Clarke, whose address is 10502 Joyceton Drive, Upper Marlboro, MD 20774, was on October 14, 2021 appointed Personal Representative of the estate of Angela Modeste, who died on March 21, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of April, 2022.

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.

IRMA CLARKE
Personal Representative

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

Estate No. 120558

140611 (10-28,11-4,11-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA MARIE WRIGHT

Notice is given that Karen M Darden, whose address is 2339 Sequoia Grove Street, Waldorf, MD 20601, was on October 14, 2021 appointed Personal Representative of the estate of Linda Marie Wright, who died on September 22, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of April, 2022.

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 M DARDEN
Personal Representative

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

Estate No. 122569

140612 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
Kete Jennifer Allagbe

FOR THE CHANGE OF
NAME TO:
Jennifer Allagbe Kete

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-13438**

A Petition has been filed to change the name of (Minor Child(ren)) Kete Jennifer Allagbe to Jennifer Allagbe Kete.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140698 (11-11)

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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

**150 JOYCETON TERR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2012, recorded in Liber 34164, Folio 582 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,000.00, 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

NOVEMBER 30, 2021 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340581-1)

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

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

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

140700 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1308 WHISTLING DUCK DR.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28405, Folio 522 among the Land Records of Prince George's County, MD, with an original principal balance of \$475,000.00, 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

NOVEMBER 30, 2021 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$52,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 196139-1)

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

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

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

140701 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5018 69TH AVE.
RIVERDALE, MD 20737**

Under a power of sale contained in a certain Deed of Trust dated June 13, 2011, recorded in Liber 32968, Folio 245 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,189.00, 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

NOVEMBER 23, 2021 AT 10:42 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 207907-1)

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

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

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

140655 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7617 BLANFORD DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated August 25, 2004, recorded in Liber 20460, Folio 27 among the Land Records of Prince George's County, MD, with an original principal balance of \$152,252.00, 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

NOVEMBER 16, 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 \$7,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 345204-1)

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

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

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
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www.alexcooper.com

140583 (10-28,11-4,11-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12215 PARKTON CT.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated September 22, 2006, recorded in Liber 26160, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,200.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 16, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 335566-1)

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

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

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

140584 (10-28,11-4,11-11)

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

**9262 CHERRY LN., UNIT #42
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated April 3, 2014, recorded in Liber 35864, Folio 370 among the Land Records of Prince George's County, MD, with an original principal balance of \$223,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 23, 2021 AT 10:43 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered 9262-42 in Building Numbered Seven (7) on Master Plat entitled, "Phase II, Cherry View Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 338065-1)

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

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

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

140656 (11-4,11-11,11-18)

LEGALS

STEPHANIE L. ROYAL, ESQUIRE
THE ROYAL LEGAL GROUP, LLC
9841 Washingtonian Blvd.
Suite 200
Gaithersburg, MD 20878
301-275-9973

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD ARNELL JOHNSON, JR.
AKA DONALD A. JOHNSON, JR.

Notice is given that Kelly J. Johnson, whose address is 10815 Hampton Mill Terr #200, Rockville, MD 20852, was on October 15, 2021 appointed Personal Representative of the estate of Donald Arnell Johnson, Jr., aka Donald A. Johnson, Jr., who died on July 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 (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 April, 2022.

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.

KELLY J. 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. 122444
140609 (10-28,11-4,11-11)

EARLINE NICKY PATTERSON
6710 Oxon Hill Road, Suite 210
Oxon Hill, MD 20745
202-709-6726

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA WUNROW OLSEN

Notice is given that Bryan Mack, whose address is 6544 Malindy Circle, Columbia, MD 21045, was on October 12, 2021 appointed Personal Representative of the estate of Donna Wunrow Olsen who died on July 26, 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 April, 2022.

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.

BRYAN MACK
Personal Representative

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

Estate No. 122207
140626 (10-28,11-4,11-11)

Michael Joseck, Esq.
Offit Kurman, P.A.
8850 Stanford Blvd., Suite 2900
Columbia, Maryland 21045
301-575-0379

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY K. HILL
A.K.A. MARY KENNEDY HILL

Notice is given that Michelle Hill Johnson, whose address is 1213 Cabinwood Place, Silver Spring, Maryland 20904, was on October 5, 2021 appointed Personal Representative of the estate of Mary K. Hill, a.k.a. Mary Kennedy Hill, who died on July 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2022.

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.

MICHELLE HILL 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. 122491
140610 (10-28,11-4,11-11)

Rose C. Crunkleton
3150 West Ward Road, Suite 301
Dunkirk, MD 20754
(410) 286-2600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
V. Bruce Mull

Notice is given that Robert Bruce Mull, whose address is 11111 Old Marlboro Pike, Upper Marlboro, MD 20772, was on September 10th, 2021 appointed Personal Representative of the estate of V. Bruce Mull, who died on February 24, 2014 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2022.

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.

ROBERT BRUCE MULL
Personal Representative

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

Estate No. 122057
140627 (10-28,11-4,11-11)

LEGALS

Suzanne Simpson
Simpson Law, PA
2000 Spencerville Road
Spencerville, Maryland 20868
301-421-0190

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NICKI YVONNE NOEL
A/K/A NICKI Y. NOEL

Notice is given that Shirley Noel, whose address is 3421 Stanford St, Hyattsville, MD 20783, was on October 12, 2021 appointed Personal Representative of the estate of Nicki Yvonne Noel, a/k/a Nicki Y. Noel who died on June 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 (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 April, 2022.

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.

SHIRLEY NOEL
Personal Representative

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

Estate No. 122397
140613 (10-28,11-4,11-11)

Collins Legal Group, LLC
Tiffani S. Collins
20 S. Charles Street, Suite 901
Baltimore, Maryland 21201
410-462-4529

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEMENTINE SMITH

Notice is given that Wannie Jennifer Reeves, whose address is 52 Braeburn Dr, Ewing, NJ 08638, was on November 1, 2021 appointed Personal Representative of the estate of Clementine Smith, who died on May 15, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of May, 2022.

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.

WANNIE JENNIFER REEVES
Personal Representative

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

Estate No. 121719
140722 (11-11,11-18,11-25)

Angela D Minor
PO Box 7181
Largo, MD 20792
202-390-0200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VARNNIE MAE VICTOR

Notice is given that CARYLE J VICTOR, whose address is 9808 Hammer Lane, Upper Marlboro, MD 20772, was on October 18, 2021 appointed Personal Representative of the estate of Varnnie Mae Victor who died on November 30, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of April, 2022.

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.

CARYLE J VICTOR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122325
140625 (10-28,11-4,11-11)

WILLIAM JOHN ARMSTRONG III,
ESQUIRE
1804 Briggs Chaney Road
Silver Spring, MD 20905
301-384-9233

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICK SHERIDAN

Notice is given that Eileen F. Sheridan, whose address is 848 Chelham Way, Santa Barbara, CA 93108, was on November 2, 2021 appointed Personal Representative of the estate of Patrick Sheridan, who died on September 26, 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 (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 May, 2022.

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.

EILEEN F. SHERIDAN
Personal Representative

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

Estate No. 122738
140721 (11-11,11-18,11-25)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on **11/29/2021**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9696
1997 FORD F-350
VIN#1FDLF47G5VEA72274
HOLABIRD TIRE & AUTO
6318 HOLABIRD AVE
BALTIMORE

LOT#9739
2007 CHEVROLET AVALANCHE
VIN#3GNFK12347G247150
HUNTLEY MOBILE & TRUCK
SERVICE INC
8630 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#9749
1995 LEXUS LS 400
VIN#JT8UF22EX50005082
PATRICK & SONS AUTO REPAIR
9401-G LANHAM SEVERN RD
LANHAM

LOT#9757
2010 NISSAN ALTIMA
VIN#1N4AL2AP2AN560230
ALLSTAR AUTO BODY
4803 RHODE ISLAND AVE
HYATTSVILLE

LOT# 9761
2014 NISSAN SENTRA
VIN#3N1AB7AP1EY270888
FORESTVILLE SUNOCO
7622 MARLBORO PIKE
FORESTVILLE

LOT#9766
2011 NISSAN TITAN
VIN#1N6BA0EC1BN302344
DELMARVA TOWING & RECOVERY
11110 GRAYS CORNER RD
BERLIN

LOT#9767
2014 NISSAN SENTRA
VIN#3N1AB7AP9EY335714
JG AUTO
10531 JONES RD UNIT C 1D
JOPPA

LOT#9840
2018 ACURA MDX
VIN#5J8YD3H37JL008251
CARBAJAL AUTO REPAIR LLC
4902 46TH AVE
HYATTSVILLE

LOT#9843
2017 LINCOLN MKZ
VIN#3LN6L5FC3HR621538
EAST WEST LINCOLN
7591 ANNAPOLIS RD
LANDOVER HILLS

LOT#9861
2017 NISSAN ALTIMA
VIN# 1N4AL3AP1HC243227
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

LOT#9862
2018 NISSAN PATHFINDER
VIN#5N1DR2MM9JC638078
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

140730 (11-11,11-18)

LOT#9863
2015 NISSAN PATHFINDER
VIN#5N1AR2MM9FC670622
OURISMAN NISSAN
3516 FORT MEADE RD
LAUREL

LOT#9864
2006 FORD
VIN# 1FMCU96H36KD37287
HUNTLEY'S MOBILE & TRUCK
SERVICE
8630 EDGEWORTH DR
CAPITOL HEIGHTS

LOT#9865
2018 TOYOTA
VIN# JTNB11HK8J3001118
CCA & BODY
5828 KIRBY RD
CLINTON

LOT#9866
2006 HONDA
VIN# 5FNRL38786B436901
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9867
2002 FORD
VIN# 1FTRX17202NA47759
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9868
2014 NISSAN SENTRA
VIN#3N1AB7AP0EY236263
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9869
2015 NISSAN VERSA
VIN#1NK2CZCP9FL405730
MERLIN AUTO CLUB
5603 MARLBORO PIKE
FORESTVILLE

LOT#9871
2008 ISUZU
VIN# JALB4W16187400119
JUDGE AUTO GROUP
218 S. BRIDGE ST
ELKTON

LOT#9884
2015 LEXUS ES 350
VIN#JTHBK1GG3F2202869
FIVE STAR TRANSMISSION
3 HARKO CT # E
ESSEX

LOT#9885
2004 DODGE RAM 1500
VIN#1D7HA18DX45620481
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHESVILLE

LOT#9887
1947 PLYMOUTH
VIN# 11755902
AGE TO AGE AUTOMOTIVE
8625 OLD LEONARDTOWN RD
HUGHESVILLE

LOT#9890
2011 GMC YUKON XL
VIN#1GKS2MEF5BR318903
SAP AUTOMOTIVE
420 S. KRESSON ST
BALTIMORE

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer Reserves the right
to post a minimum bid.
Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079**

The Prince George's Post

Early Publication Deadline—

For the November 25, 2021 edition:

All submissions must be received by

**NOON, Thursday,
November 18th, 2021**

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or email bboice@pgpost.com

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LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Jerron Mumphrey And Dara Mumphrey Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02729

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 3274.36. The property sold herein is One 654,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140582 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Catherine R. Murray Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02730

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 5816.72. The property sold herein is One 658,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140592 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Kathleen Hiney Tallman Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02731

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 2549.75. The property sold herein is One 651,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140593 (10-28,11-4,11-11)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
John Harper, Jr. And Beulah J. Harper, Trustees Of The Harper Family Revocable Living Trust, Dated November 14, 2003 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02733

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 4593.22. The property sold herein is One 1,253,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140594 (10-28,11-4,11-11)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Laura V. Younis And Erica Younis Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02734

NOTICE is hereby given this 13th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 15th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 15th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 1197.40. The property sold herein is One 259,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140595 (10-28,11-4,11-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF Bosco Rebello
Notice is given that Clinton Rebello, whose address is 229 B Wert Avenue, Hamilton, NJ 08610, was on October 1st, 2021 appointed Personal Representative of the estate of Bosco Rebello, who died on August 25th, 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 1st day of April, 2022.
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.

CLINTON REBELLO Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122209 140631 (10-28,11-4,11-11)

NOTICE

Laura H.G. O'Sullivan, et al., Substitute Trustees Plaintiffs
vs.
Cheryl A. King Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL NO. CAEF 20-16658
ORDERED, this 25th day of October, 2021 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8921 Town Center Cir #210, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of November, 2021, next.
The report states the amount of sale to be \$165,000.00.
MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk

140667 (11-4,11-11,11-18)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Donna Delisle And Bernard Delisle Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02735

NOTICE is hereby given this 13th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 15th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 15th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 752.57. The property sold herein is One 77,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140596 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Felicia Taiwo Ayodele Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02736

NOTICE is hereby given this 13th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 15th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 15th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 3469.21. The property sold herein is One 273,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140597 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Dorothy D. Dressel and Daniel E. Dressel Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02737

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 4013.05. The property sold herein is One 333,000 / 330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140598 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Power Signs Productions Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02738

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 2445.94. The property sold herein is One 510,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140599 (10-28,11-4,11-11)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC., Plaintiff
v.
Paula Sullivan And Martin D. Sullivan, Jr. Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02739

NOTICE is hereby given this 12th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of November, 2021; provided, a copy of this order be inserted in a daily newspaper printed in said County, once in each of three successive weeks before the 12th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 2715.06. The property sold herein is One 511,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test: Mahasin El Amin, Clerk 140600 (10-28,11-4,11-11)

LEGALS

ORDER OF PUBLICATION

Marcus Jenkins Plaintiff,
v.
Anthony T. Redden Defendant.

In the Circuit Court of Maryland for Prince George's County, Case Number: CAE 20-11232

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the County of Prince George's, Maryland, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:
10210 Prince Place, T3, Upper Marlboro, Maryland 20774

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 18th day of October, 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, warning all persons interested in the properties listed above to appear in this Court by the 21st day of December, 2021, and redeem the property in which they have an interest and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the properties listed above, 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, MD
True Copy—Test: Mahasin El Amin, Clerk 140581 (10-28,11-4,11-11)

LEGALS

**STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY
IN THE COURT OF COMMON
PLEAS
FOR THE NINTH JUDICIAL
CIRCUIT
CASE NO.: 2021-CP-08-02339**

XENIA JOHNSON
PLAINTIFF
vs.

ISAAC BROWN (deceased), his heirs and assigns, MARY JANE HARRIS (deceased), her heirs or assigns; and all persons claiming any right, title, estate interest in or lien upon the real estate described in the Complaint herein; also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the Complaint herein; any unknown adults, any unknown infants or persons under a disability being as a class designated as John Doe and any persons in the military service of the United States of America being as a class designated as Richard Roe,

DEFENDANTS

LIS PENDENS
(Quiet Title and Confirm Tax Sale)

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in the Court upon Complaint of the above-named Plaintiff against the above-named Defendants to quiet title to the below-described property. The premises covered and affected by the said action at the time of the filing of this Notice is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the First St. Stephen Parish, County of Berkeley and State of South Carolina, measuring and containing 1.26 acres, more or less and shown as Tract "B" on a plat prepared by William H. Dennis, RLS, dated October 31, 1992, and recorded in the Register of Deeds Office for Berkeley County, South Carolina, in Plat Cabinet J at Page 326; and having such size, shape, form, delineation, metes and bounds as are shown on said plat.

TOGETHER with a Fifty (50') foot Ingress/Egress Easement as shown on aforesaid plat.

BEING the same property conveyed to Xenia Johnson, by Quit Claim Deed of Berkeley County Forfeited Land Commission dated June 29, 2021, and recorded in the Office of the Register of Deeds for Berkeley County, SC, on June 30, 2021, in Book 3870, at Page 313, et seq.

TMS #: 046-00-02-011

NOTICE OF FILING COMPLAINT
(Quiet Title and Confirm Tax Sale)

TO THE DEFENDANTS ABOVE-NAMED:

YOU WILL PLEASE TAKE NOTICE that the original Summons and Complaint in the above-entitled action were filed in the Office of the Clerk of Court for Berkeley County, South Carolina, the object and prayer of which is to quiet title to real property located in Berkeley County, South Carolina, and other relief as set forth in the Complaint.

SUMMONS
(Quiet Title and Confirm Tax Sale)

TO: THE DEFENDANTS ABOVE-NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to the said Complaint on the Plaintiff or her attorney, George B. Bishop, Jr., P.A., 223 East Main Street, Post Office Box 848, Moncks Corner, South Carolina 29461, within thirty (30) days after service hereof, exclusive of the day of such service, and if you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL PLEASE TAKE NOTICE that the undersigned attorney, on behalf of the Plaintiff herein, will seek the agreement and stipulation of all parties not in default for an Order of Reference to the Master-In-Equity for Berkeley County, South Carolina, stipulating that said Master-In-Equity may enter a final judgment in this case.

YOU WILL PLEASE TAKE NOTICE that should you fail to answer the foregoing Summons, the Plaintiff will move for a general Order of Reference of this cause to the Master-In-Equity for this County, which Order shall, pursuant to Rule 53(a) of the South Carolina Rules of Civil Procedure, specifically provide that the said Master-In-Equity is authorized and empowered to enter a final judgment in this cause.

November 1, 2021

NOTICE NISI
(Quiet Title and Confirm Tax Sale)

TO THE DEFENDANTS HEREIN, NAMES AND ADDRESSES UNKNOWN, INCLUDING ANY THEREOF WHO MAY BE MINORS, IN THE MILITARY SERVICE OR UNDER OTHER LEGAL DISABILITY, IF ANY, WHETHER RESIDENTS OR NON-RESIDENTS OF SOUTH CAROLINA, AND TO THE NATURAL, GENERAL, TESTAMENTARY GUARDIAN OR COMMITTEE, OR OTHERWISE AND TO THE PERSON WITH WHOM THEY MAY RESIDE, IF ANY THERE BE:

NOTICE IS HEREBY given that BRIAN B. WEST, Attorney at Law, of Moncks Corner, South Carolina, has been appointed Guardian ad Litem in the above entitled action by Order and that such Order will become absolute thirty (30) days after the last publication of the Notice of Appointment herein unless such of the Defendants as may be heirs, devisees, distributees, administrators, executors, guardians and all those persons who may be minors, incompetents, in military service, under

any legal disability, or other persons claiming by, through or under the deceased persons above named, or someone in their behalf in the meantime procure to be appointed Guardian ad Litem for them, and that such Order is on file in the Office of the Clerk of Court for Berkeley County, Berkeley County Courthouse, Moncks Corner, South Carolina.

GEORGE B. BISHOP, JR.
South Carolina Bar No. 702
223 East Main Street
Post Office Box 848
Moncks Corner, SC 29461
gbishopjr@yahoo.com
Attorney for Plaintiff

November 3, 2021

140727 (11-11,11-18,11-25)

LEGALS

Michelle D. Lee, Esq
Law Office of Brian Gormley, LLC
10605 Concord Street, Suite 420
Kensington, MD 20895
240-530-8018

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT P. BRADLER JR.

Notice is given that Margaret Corrigan, whose address is 32-26 Bell Blvd., Bayside, NY 11361, was on November 3, 2021 appointed personal representative of the small estate of Robert P. Bradler Jr, who died on August 5, 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 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 present the claim to 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 claim 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 CORRIGAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122764
140716 (11-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES BECKER LAUT

Notice is given that Marilyn Laut Foster, whose address is 10401 Mercado Way, Montgomery Village, MD 20886, was on October 20, 2021 appointed Personal Representative of the estate of Frances Becker Laut, who died on January 7, 2020 without a will.

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

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

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

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

MARILYN LAUT FOSTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116631
140724 (11-11,11-18,11-25)

LEGALS

LEGAL NOTICE

**CITY OF BOWIE, MD
PUBLIC HEARING**

Ordinance O-8-21 Amending Bowie City Code, Chapter 5 "Building and Property Maintenance"; to Amend Section 5-4, "City Fees and Permit Requirements" to Add Driveways to the List of Improvements Requiring Permits; to Amend Section 5-6, "Definitions", to Add, Delete, or Amend Certain Definitions; to Amend Section 5-7 "Standards" to Clarify Certain Landscaping Requirements, to Specify Additional Items That May Not Be Stored Outside; and to Amend Section 5-9, "Licensing and Inspection of Rental Dwellings", to Expand the Offenses for Which Rental Licenses May Be Denied or Revoked.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on November 1, 2021.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, November 15, 2021 in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. All interested residents are encouraged to attend.

Sign language interpreters and/or other accommodations for individuals with disabilities will be provided upon request to the City Clerk.

ALFRED D. LOTT
City Manager

140712 (11-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLINE L. JONES

Notice is given that Robert D Jones Sr, whose address is 4910 55th Avenue, Hyattsville, MD 20781, was on October 29, 2021 appointed Personal Representative of the estate of Caroline L Jones who died on July 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 29th day of April, 2022.

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.

ROBERT D JONES SR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122549
140719 (11-11,11-18,11-25)

LEGALS

NOTICE

IN THE MATTER OF:
Zaynab Adenike Adaranjio

FOR THE CHANGE OF
NAME TO:
Zaynab Adenike Ogunnaiké

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11921

A Petition has been filed to change the name of Zaynab Adenike Adaranjio to Zaynab Adenike Ogunnaiké.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140684 (11-11)

**Landover Hills Town Council
Adoption of Ordinance O-05-2021**

Adoption of Ordinance O-05-2021: An Emergency Ordinance of the Mayor and Town Council of Landover Hills, Amending the Budget for Fiscal Year 2022, Beginning July 1, 2021 and Ending June 30, 2022 to Account for Unanticipated Revenue and Corresponding Expenses, and to Increase Certain Expenses. The Ordinance accounts for the following unanticipated revenue: American Rescue Plan Act funds, hotel tax, Rock Creek Conservancy grant, Prince George's County Arts & Humanities Council grant; it also provides for the transfer of funds from dedicated accounts for the acquisition of a vehicle and computer equipment; it further provides for the allocation and expenditure of the unanticipated revenue and adjusts expenses to reflect unanticipated increases in certain expenses. At the November 1, 2021 Town Council Meeting held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-05-2021. A copy of Ordinance O-05-2021 is posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. A copy of Ordinance O-05-2021 may be obtained by calling Town Hall at (301)773-6401 or by requesting a copy via email at townhall@landoverhills.us. Ordinance O-05-2021 became effective on November 1, 2021.

140726 (11-11,11-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EVELYN F. TAYLOR
914 Newington Court
Capitol Heights, MD 20743
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16672

Notice is hereby given this 1st day of November, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 914 Newington Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of December, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of December, 2021.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140683 (11-11,11-18,11-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LUTHER SIMPSON

Notice is given that Karen Simpson, whose address is 9006 Old Palmer Road, Fort Washington, MD 20744, was on November 1, 2021 appointed Personal Representative of the estate of James Luther Simpson who died on May 19, 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 1st day of May, 2022.

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 SIMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122779
140720 (11-11,11-18,11-25)

NOTICE

IN THE MATTER OF:
Chaevon Demia Smith

FOR THE CHANGE OF
NAME TO:
Jayceon Tazeem Smith

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12870

A Petition has been filed to change the name of Chaevon Demia Smith to Jayceon Tazeem Smith.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140685 (11-11)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MIA L. PRICE
AKA MIA L. PIERCE
LESLIE A. PRICE, SR.
13018 Ingleside Drive
Beltsville, MD 20705
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-00899

Notice is hereby given this 4th day of November, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13018 Ingleside Drive, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of December, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of December, 2021.

The report states the purchase price at the Foreclosure sale to be \$374,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140715 (11-11,11-18,11-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE LYNN JAMES-HICKS

Notice is given that James Hicks, whose address is 7500 Foxcroft Court, Clinton, MD 20735, was on November 4, 2021 appointed Personal Representative of the estate of Diane Lynn James-Hicks, who died on October 2, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of May, 2022.

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 HICKS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122792
140723 (11-11,11-18,11-25)

NOTICE

IN THE MATTER OF:
Alexander Lebaga Aworbit
Grace Kah-Kwalla Aworbit
Gabriella Bih-Ayikah Aworbit

FOR THE CHANGE OF
NAME TO:
Alexander Lebaga Chemfor
Grace Kah Chemfor
Gabriella Bih Chemfor

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-13025

A Petition has been filed to change the name of (Minor Child(ren)) Alexander Lebaga Aworbit to Alexander Lebaga Chemfor, Grace Kah-Kwalla Aworbit to Grace Kah Chemfor and Gabriella Bih-Ayikah Aworbit to Gabriella Bih Chemfor.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140693 (11-11)

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140693 (11-11)

LEGALS

Christopher A. Aragona, Esq.
Suite 100
6130 Oxon Hill Road
Oxon Hill, Maryland 20745
301-567-1100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER WALTHALL

Notice is given that William Wahler, whose address is 23051 Shore Side Place, Apt 309, California, Maryland 20619, was on October 28, 2021 appointed Personal Representative of the estate of Walter Walthall who died on July 31, 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 28th day of April, 2022.

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 WAHLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122111
140717 (11-11,11-18,11-25)

Kate P. Pruitt, Esq.
O'Malley, Miles, Nylen & Gilmore, P.A.
7850 Walker Drive, Suite 310
Greenbelt, Maryland 20770
301-572-7900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE L. BOGAN

Notice is given that Amy Elizabeth Bogan, whose address is 5501 E. Sandra Terrace, Scottsdale, AZ 85254, was on October 27, 2021 appointed Personal Representative of the estate of Louise L. Bogan who died on September 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 27th day of April, 2022.

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.

LEGALS

NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION (2021)

For the annexation of certain properties consisting of two separate annexation areas located west and east of the present corporate limits of the Town of Upper Marlboro including an area to be known as the "2nd Annexation Area" since incorporation which includes the Maryland Route 4 right-of-way and lands east to the existing corporate limits in the vicinity of the Show Place Arena and all parcels or lots located north of said MD 4 and east of Ritchie Marlboro road lying south of the Federal Spring Branch of the Patuxent River and abutting the Town, and the area to be known as the "3rd Annexation Area" since incorporation which includes the Maryland Route 725 right-of-way proceeding east to the US-301 right of way, and the Maryland Route 202 right-of-way proceeding north to the Wurtz and Weeks Tract Re-subdivision near Perseus way (undeveloped) and Largo Road (MD 202) as more particularly described in Annexation Resolution 01-2021 and the Map of said Second and Third Annexations attached hereto.

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on October 12th, 2021 Annexation Resolution No. 01-2021 (the "Resolution") known as the 2nd and 3rd Annexations (2021) was introduced and read at a regular/special meeting of the Board of Commissioners of the Town of Upper Marlboro (the "Board") proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

The Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below in Section 2 of Annexation Resolution 01-2021 (new § 82-2(c) of the Town Charter) as the Second Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled "Map of the First Annexation of the Town of Upper Marlboro, Prince George's County, Maryland, 1" = 300", August 2021" prepared by Charles P. Johnson and Associates, Inc., and certified by Steven William Jones, Professional Land Surveyor, which is attached thereto as Exhibit A, and the Annexation Property is further shown on the Prince George's County Tax Maps and described above as all or a portion of certain parcels or lots in the aforementioned Second (2nd) Annexation Area located to the west and south of the Town (Tax Map 101 - Parcel 286 (Tax ID # 0227082), Parcel 43 (Tax ID # 0235259), Lot 1 Eq. 2.9018 AC. (Tax ID # 0202317), Lot 1 EQ. 1.6155 (Tax ID # 0235267), Parcel 136 (Tax ID # 0192344), Parcel 130 (Tax ID # 0204818), a portion of right-of-way of Ritchie Marlboro Road (CO Rte. No. 974), a portion of right-of-way of MD 4 (Pennsylvania Avenue), a portion of right of way of Old Crain Highway (CO Rte. No. 1212), Parcel 116 (Tax ID # 0235382), all or a portion of right-of-way of Old Croom Road (Unimproved), Parcel 228 (Tax ID # 0235358), Parcel 197 (Tax ID # 0235176), Parcel 194 (Tax ID # 0229088), Parcel 195 (Tax ID # 0196758), Parcel 196 (Tax ID # 0215533), Parcel 198 (Tax ID # 0248153), Parcel 199 (Tax ID # 0201194), Parcel 200 (Tax ID # 0201186), Parcel 201 (Tax ID # 0228429), Parcel 203 (Tax ID # 0198069), Parcel 204 (Tax ID # 0244020), Parcel 205 (Tax ID # 0202630), Parcel 206 (Tax ID # 0204198), Parcel 297 (Tax ID # 0200444), Parcel 219 (Tax ID # 0200444), Parcel 220 (Tax ID # 0215921), Parcel 221 (Tax ID # 0202945), Parcel 222 (Tax ID # 0199869), Parcel 207 (Tax ID # 0247866), Parcel 208 (Tax ID # 019619), all or a portion of right-of-way of Valley Lane (CO Rte. No. 1010 & Rte. No. OP 664), Parcel 238 (Tax ID # 0246926), Parcel 266 (Tax ID # 0229856), Parcel of Unknown Ownership (S. of Parcel 218), and Parcel 218 (Tax ID # 0235416); Tax Map 102, Parcel 32 (Tax ID # 0238873), and the aforementioned "Third (3rd) Annexation Area" located east and north of the Town (Tax Map 102 - Parcel 75 (Tax ID # 0229872), Parcel 32 (Tax ID # 0238873), Parcel 70 (Tax ID # 0248161), Parcel 39 (Tax ID # 020143), Parcel 95 (Tax ID # 0240135), Parcel 1 (Tax ID # 0231308), Parcel 102 (Tax ID # 0237958); Tax Map 101 - Parcel 285 (Tax ID # 0231530); Tax Map 92 - Parcel 33 (Tax ID # 0197012), Parcel of Unknown Ownership (S. of Parcel 76), Parcel 76 (Tax ID # 0228692), PT Lot 1 EQ. 3.6142 AC. (Tax ID # 0202572), PT Lot 2 EQ. 1.5148 AC. (Tax ID # 0202564), a portion of right of way of MD 202, Parcel 45 (Tax ID # 0203166), Parcel 77 (Tax ID # 0203158), Parcel A (Tax ID # 5510858), Outparcel D (Tax ID # 3152634), all or a portion of right of way of Tranrail Drive (Unimproved), Outparcel B (Tax ID # 31552618), a portion of right of way of Celestial Court (Private), Lot 13 (Tax ID # 3746641), Lot 12 (Tax ID # 3746633), Lot 14 (Tax ID # 3746658), Lot 11 (Tax ID # 3746625), Lot 15 (Tax ID # 3746666), Lot 10 (Tax ID # 3746617), Lot 16 (Tax ID # 3746674), Lot 9 (Tax ID # 3746609), Parcel A (Tax ID # 3746526), all or a portion of right of way of Perseus Court (Unimproved), a portion of right of way of Dustream Terrace (Unimproved), Lot 8 (Tax ID # 3746591), Lot 2 (Tax ID # 3746534), Lot 7 (Tax ID # 3746583), Lot 3 (Tax ID # 3746542), Lot 4 (Tax ID # 3746559), Lot 5 (Tax ID # 3746567), Lot 6 (Tax ID # 3746575), Lot 7 (Tax ID # 3746583), Outparcel E (Tax ID # 3152642), Outparcel C (Tax ID # 3152626), Outparcel A (Tax ID # 3152600); Tax Map 102 - Parcel 39 (Tax ID # 0240143), Parcel 43 (Tax ID # 0201053), Parcel of Unknown Ownership (E. of Parcel 43), Parcel 37 (Tax ID # 0192179), Parcel 79 (Tax ID # 0229484), Parcel 72 (Tax ID # 0205344), Parcel 32 (Tax ID # 0238873), Parcel 78 (Tax ID # 0229443), Parcel 6 (Tax ID # 0205351), Parcel 77 (Tax ID # 0229435), Parcel 110 (Tax ID # 0228262), Parcel 40 (Tax ID # 0204156), Parcel 41 (Tax ID # 0227199), Parcel 100 (Tax ID # 0228387), Parcel 101 (Tax ID # 0203422); Tax Map 93 - Parcel 22 (Tax ID # 0237974); Tax Map 102 - Parcel 50 (Tax ID # 0237974); Tax Map 93 - Parcel 65 (Tax ID # 0238584), Parcel 23 (Tax ID # 0219774), Parcel 64 (Tax ID # 0198283), Parcel 67 (Tax ID # 0197343), Lot 2-A (Tax ID # 5606615), Lot 2-B (Tax ID # 5606626), Parcel 51 (Tax ID # 0797640), Parcel 25 (Tax ID # 0229641), Parcel 24 (Tax ID # 0229633), Lot 1 (Tax ID # 3568193), Lot 2 (Tax ID # 291743), Lot 1 (Tax ID # 2917235); Tax Map 102 - Parcel 2 (Tax ID # 0235044), Parcel 4 (Tax ID # 0231506), Parcel 77 (Tax ID # 0229435); Tax Map 93 - Parcel 14 (Tax ID # 0229427); Tax Map 102 - Parcel 3 (Tax ID # 0231514), Parcel 44 (Tax ID # 0230193); Tax Map 93 - Parcel 17 (Tax ID # 0231621), all or a portion of right of way of Buck Lane (CO Rte. No. 5181 & OP Rte. No. 142), Parcel 16 (Tax ID # 0215715); Tax Map 102 - Parcel 122 (Tax ID # 5570908), Parcel 107 (Tax ID # 2812089); Tax Map 93 - Parcel 99 (Tax ID # 0196824), Parcel 203 (Tax ID # 3156593), Parcel 21 (Tax ID # 0228940), Parcel of Unknown Ownership (W. of Parcel 21), Parcel 83 (Tax ID # 0196915), Parcel 192 (Tax ID # 0228080), Parcel 9 (Tax ID # 0197681), all or a portion of right of way of Peerless Avenue (Private), Parcel 160 (Tax ID # 0248948), Parcel 120 (Tax ID # 0239616), Parcel 121 (Tax ID # 022741), Parcel of Unknown Ownership (E. of Parcel 121), Parcel 18 (Tax ID # 0247056), Parcel 122 (Tax ID # 0247064), Parcel 123 (Tax ID # 0247486), Parcel 124 (Tax ID # 0197186), Parcel 20 (Tax ID # 0197699), Parcel 119 (Tax ID # 0204735), Parcel 118 (Tax ID # 0198143), Parcel 117 (Tax ID # 0205153), Parcel 115 (Tax ID # 0244046), Parcel A (Tax ID # 0237909), Parcel 114 (Tax ID # 0244038), Parcel 113 (Tax ID # 0229526), Parcel 96 (Tax ID # 0204065), Parcel 112 (Tax ID # 0203000), Parcel 30 (Tax ID # 0202994), Parcel 110 (Tax ID # 0247031), Parcel 111 (Tax ID # 0202986), Parcel 109 (Tax ID # 0228106), Parcel 108 (Tax ID # 0198150), Parcel 146 (Tax ID # 0228916), Parcel 107 (Tax ID # 0198168), Parcel 106 (Tax ID # 0215053), Parcel 104 (Tax ID # 0231159), Parcel 103 (Tax ID # 0248898), Parcel 102 (Tax ID # 0205146), Parcel 101 (Tax ID # 0238337), Parcel 69 (Tax ID # 0246199), Lots 1 & 2 (Tax ID # 0215061), Lot 17 (Tax ID # 0200832), a portion of right-of-way of Robert Crain Highway (US 301), all or a portion of right-of-way of Peerless Avenue (OP Rte. No. 4261), Outparcel 1 (Tax ID # 0237982), and Parcel 1 (Tax ID # 0197269), as more fully described in Annexation Resolution 01-2021 and the Map of said Second and Third Annexations attached to the Annexation Plan and Annexation Resolution 01-2021.

The Resolution was initiated by the Board pursuant to §4-403 of the LG Art., of Md. Ann. Code.

NOTICE is further hereby given by the Board of Commissioners that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

**November 30, 2021
at 6:00 P.M.**

**in the Upper Marlboro Town Hall, 14211 School Lane,
Upper Marlboro, Maryland**

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. Except for certain properties that may be subject to an annexation agreement, the owners of assessable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all real property located within the Annexation Property appears to be either tax exempt, publicly owned or privately owned, and thereby will be or may in the immediate future be subject to the municipal tax on real property.

LEGALS

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after October 21st, 2021.

Notice is further hereby given by the Board that following such public hearing, the Board is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the Map of the First Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein including but not limited to Annexation Resolution 01-2021 and the applicable Annexation Plan and Map for an accurate and more detailed description of the annexation property.

By Authority of:
The Town of Upper Marlboro, Maryland
Linda Pennoyer, Mayor/President

140558 (10-21,10-28,11-4,11-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
Suzanne C Leatherwood

Notice is given that David G. Leatherwood, whose address is 1621 Greenbriar Ct., Reston, VA 20190 and Gregory Vance Leatherwood, whose address is 3714 Irongate Lane, Bowie, MD 20715, were on September 21, 2021 appointed Co-Personal Representatives of the estate of Suzanne C Leatherwood who died on July 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of March, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives 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 co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

David G. Leatherwood
Gregory Vance Leatherwood
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 121718
140624 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
Ashley Zelaya Baires

FOR THE CHANGE OF
NAME TO:
Ashley Melany Zelaya Baires

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12766**

A Petition has been filed to change the name of (Minor Child(ren)) Ashley Zelaya Baires to Ashley Melany Zelaya Baires.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140689 (11-11)

NOTICE

IN THE MATTER OF:
Bridget Ann Fagan

FOR THE CHANGE OF
NAME TO:
Bridget Fagan Hart

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12564**

A Petition has been filed to change the name of Bridget Ann Fagan to Bridget Fagan Hart.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140690 (11-11)

LEGALS

NOTICE OF SALE

EVANGELICAL PENTACOSTAL
CHURCH WORKERS OF CHRIST

Plaintiff/Judgment Creditor
v.

RICHARD A. CARPENTRY, INC.
Defendant/Judgement Debtor

**In the Circuit Court of Maryland
for Prince George's County
Case No.: CAL19-35885**

Notice is hereby issued by the Circuit Court of Prince George's County, Maryland, this 20th day of October, 2021, that the sale of the property mentioned in these proceedings,

12515 Lanham Severn Road,
Bowie, MD 20720
Tax ID No. 14-1570399

made and reported by Prince George's County Sheriff's Office, to be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of November, 2021, provided, a copy of this notice be inserted in some newspaper published in said county, once in each of three successive weeks, before the 22nd day of November, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140615 (10-28,11-4,11-11)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MICHEE DANIEL SAREE
AKA MIKE D. SAREE
1802 Metzertott Road
Unit 503
Hyattsville, MD 20783
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-33482**

Notice is hereby given this 28th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1802 Metzertott Road, Unit 503, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of November, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140669 (11-4,11-11,11-18)

LEGALS

NOTICE

IN THE MATTER OF:
Melissa Augustin

FOR THE CHANGE OF
NAME TO:
Melissa Polistin

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12862**

A Petition has been filed to change the name of Melissa Augustin to Melissa Polistin.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140687 (11-11)

NOTICE

IN THE MATTER OF:
Wendell Francis Jennifer

FOR THE CHANGE OF
NAME TO:
Wendell Francis Jenifer

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12773**

A Petition has been filed to change the name of Wendell Francis Jennifer to Wendell Francis Jenifer.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140688 (11-11)

NOTICE

IN THE MATTER OF:
Da'Lyn Marquel Drake

FOR THE CHANGE OF
NAME TO:
Da'Lyn Sheldon Simmons

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-12869**

A Petition has been filed to change the name of (Minor Child(ren)) Da'Lyn Marquel Drake to Da'Lyn Sheldon Simmons.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
140686 (11-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CATHERINE ANNA MAYHEW
Estate No.: 119850**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Robert Stubbs for judicial probate for the appointment of a personal representative. A video hearing will be held **December 8, 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
140672 (11-4,11-11)

NOTICE

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

v.

Waymon Carroll Jr.
1608 Nova Avenue
Capitol Heights, MD 20743
Defendant

v.

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02712**

Notice is hereby given this 25th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of November, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$271,000.00. The property sold herein is known as 1608 Nova Avenue, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140666 (11-4,11-11,11-18)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

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

**REGULAR SESSION
NOVEMBER 16, 2021**

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

TRANSFER

Luis Ponce, Member, Maria Delgado, Member, for a Class B, Beer for the use of El Chaparral, I.L.C. t/a El Chaparral, 15101 Baltimore Avenue, Suite 111, Laurel, 20707 transfer from Sarita's, Inc. t/a Sarita's Chicken & Restaurant, 15101 Baltimore Avenue, Suite 111, Laurel, 20707, Victoria Bernabe, Owner, Pio Bernabe, Owner.

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

Moises A. Diaz, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of Vany, Inc., t/a Los Antojitos Mexican Grill, 9123 Riggs Road, Adelphi, 20783.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, November 16, 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.myppgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 28, 2021
140671 (11-4,11-11)

**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 December 21, 2021 and will be heard on February 22, 2022. Those licenses are:

Class B, Beer and Wine – 17 BL 83, 17 BL 84, 17 BL 85

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, December 8, 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](http://bolc.myppgc.us)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PHILIP LANCE GELFO (DECEASED)
2407 Parkway
ARTA 2407 Parkway Avenue
Cheverly, MD 20785

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39160

Notice is hereby given this 15th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2407 Parkway, ARTA 2407 Parkway Avenue, Cheverly, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of November, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 15th day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$376,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140590 (10-28,11-4,11-11)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JANICE L. JACKSON
DENNIS W. PERRY (DECEASED)
2704 Afton Street
Temple Hills, MD 20748

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39181

Notice is hereby given this 19th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2704 Afton Street, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of November, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$239,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140601 (10-28,11-4,11-11)

NOTICE

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDEX MORTGAGE LOAN TRUST 2007-AR5, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AR5 c/o PPH Mortgage Corporation 1 Mortgage Way Mt. Laurel, New Jersey 08054

Plaintiff,

vs.

HENRY C. ISAAC (DECEASED)
PATRICIA B. ISAAC (DECEASED)
6707 Munsey Street
Hyattsville, MD 20784

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-01629

Notice is hereby given this 19th day of October, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6707 Munsey Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of November, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$252,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140603 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
David Walter Dongo

FOR THE CHANGE OF
NAME TO:
David D. Walter

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-12552

A Petition has been filed to change the name of David Walter Dongo to David D. Walter.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140691 (11-11)

Robert C. Kostecka, Esq.
Paradiso, Taub, Owl, Sinay
& Kostecka, PC
7910 Woodmont Avenue,
Suite 1400
Bethesda, Maryland 20814
(301) 986-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
Robert Lee Morgan

Notice is given that Candeth Gravette, whose address is 1411 Port Town Road, Accokeek, Maryland 20607, was on October 5th, 2021 appointed Personal Representative of the estate of Robert Lee Morgan, who died on May 14, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 2022.

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.

CANDETH GRAVETTE
Personal Representative

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

Estate No. 122211
140628 (10-28,11-4,11-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHNNY C BROOKS JR

Notice is given that Summer Brooks, whose address is 1121 Annapolis Rd, PMB 238, Odenton, MD 21113, was on October 27, 2021 appointed Personal Representative of the estate of Johnny C Brooks Jr, who died on September 28, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of April, 2022.

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.

SUMMER BROOKS
Personal Representative

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

Estate No. 122748
140677 (11-4,11-11,11-18)

NOTICE

IN THE MATTER OF:
Victoria Regina Bailey

FOR THE CHANGE OF
NAME TO:
Victoria Regina Alexander

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-12948

A Petition has been filed to change the name of Victoria Regina Bailey to Victoria Regina Alexander.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140692 (11-11)

LEGALS

Daniel K. Tregoning, Esquire
352 West Patrick Street
Frederick, Maryland 21701
(301) 668-5310

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
Saturnino Pasagui Camposano, Jr.

Notice is given that Mary Camposano, whose address is 20509 Tehrani Lane, Hagerstown, Maryland 21742, was on October 18th, 2021 appointed Personal Representative of the estate of Saturnino Pasagui Camposano, Jr., who died on August 3, 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 (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 April, 2022.

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.

CANDETH GRAVETTE
Personal Representative

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

Estate No. 122498
140629 (10-28,11-4,11-11)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOWARD ANDREW SAMPLER

Notice is given that Kamari Eason, whose address is 5910 Ottawa Street, Oxon Hill, MD 20745, was on March 11, 2021 appointed Personal Representative of the estate of Howard Andrew Sampler, who died on June 22, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th 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.

KAMARI EASON
Personal Representative

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

Estate No. 119080
140679 (11-4,11-11,11-18)

NOTICE

IN THE MATTER OF:
Robert Lee Vinson Cunningham

FOR THE CHANGE OF
NAME TO:
Robert Lee Vinson Davis

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13014

A Petition has been filed to change the name of (Minor Child(ren)) Robert Lee Vinson Cunningham to Robert Lee Vinson Davis.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140694 (11-11)

Brian W. Ritter, Jr., Esq.
30 Industry Lane
Prince Frederick, Maryland 20678
443-684-2028

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
Colleen Antoinette Barry

Notice is given that Brian W. Ritter, Jr., whose address is 30 Industry Lane, Prince Frederick, MD 20678, was on October 6th, 2021 appointed Personal Representative of the estate of Colleen Antoinette Barry, who died on June 23, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of April, 2022.

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

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

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

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

BRIAN W. RITTER, 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. 122500
140630 (10-28,11-4,11-11)

NOTICE

Edward T. Love
Ortman, Love & Huckabay LLC
4419 East West Highway
Bethesda, MD 20814
301-986-9080

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of Cook county, Illinois appointed Judith A. Napier, whose address is 214 W Beech Drive, Schaumburg, IL 60193, as the Independent Executor of the Estate of William M. Koppes who died on January 6, 2020 domiciled in Illinois.

The Maryland resident agent for service of process is Edward T. Love, whose address is 4419 East West Highway, Bethesda, MD 20814.

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

PRINCE GEORGE'S COUNTY

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

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

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

JUDITH A. NAPIER
Foreign Personal Representative

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

Estate No. 122296
140623 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
Kim Narvelle Howard

FOR THE CHANGE OF
NAME TO:
Kym Narvelle Howard

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13031

A Petition has been filed to change the name of Kim Narvelle Howard to Kym Narvelle Howard.

The latest day by which an objection to the Petition may be filed is November 30, 2021.

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

140695 (11-11)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSIE L SIMMONS JR

Notice is given that Oleathia Gadsden, whose address is 1410 Whistling Duck Drive, Upper Marlboro, MD 20774, was on October 28, 2021 appointed Personal Representative of the estate of Jessie L Simmons Jr who died on September 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of April, 2022.

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.

OLEATHIA GADSDEN
Personal Representative

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

Estate No. 122683
140675 (11-4,11-11,11-18)

LEGALS

Catrice Gray-Rivers
4212 Brinkley Road
Temple Hills, MD 20748

Linda T Ayala
106 Essenton Drive
Upper Marlboro, MD 20774

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of District of Columbia county, appointed Linda T. Ayala, whose address is 106 Essenton Drive, Upper Marlboro, MD 20774 and Catrice Gray-Rivers, whose address is 4212 Brinkley Road, Temple Hills, MD 20748 as the Co-Personal Representatives of the Estate of Bessie F Gray who died on March 9, 2010 domiciled in Washington, DC.

The Maryland resident agent for service of process is N/A, whose address is N/A.

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

PRINCE GEORGE'S

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

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

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

LINDA T. AYALA
CATRICE GRAY-RIVERS
Co-Personal Representatives

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

Estate No. 122317
140622 (10-28,11-4,11-11)

NOTICE

IN THE MATTER OF:
Naem Omar Koite

FOR THE CHANGE OF
NAME TO:
Naem Amin Koite

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-13275

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

**5201 EDGEMERE CT.
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated March 6, 2015, recorded in Liber 36835, Folio 235 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 30, 2021 AT 11:03 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 347342-1)

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

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

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

140702 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3722 SILVER PARK CT.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated August 27, 2018, recorded in Liber 41284, Folio 335 among the Land Records of Prince George's County, MD, with an original principal balance of \$193,325.00, 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

NOVEMBER 23, 2021 AT 10:50 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341685-1)

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

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

ALEX COOPER AUCTS., INC.
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410-828-4838
www.alexcooper.com

140663 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5206 UPSHUR ST.
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated March 8, 2007, recorded in Liber 27606, Folio 166 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,300.00, 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

NOVEMBER 23, 2021 AT 10:51 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 \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 81089-1)

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

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

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

140664 (11-4,11-11,11-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7008 FLAG HARBOR DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated July 22, 2010, recorded in Liber 31938, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,025.00, 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

NOVEMBER 30, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 352788-1)

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

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

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

140704 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12103 GUINEVERE PL.
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust dated July 26, 2006, recorded in Liber 25918, Folio 411 among the Land Records of Prince George's County, MD, with an original principal balance of \$547,000.00, 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

NOVEMBER 30, 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 \$48,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 348187-1)

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

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

ALEX COOPER AUCTS., INC.
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140705 (11-11,11-18,11-25)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8118 LONDONDERRY COURT
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 23, 2021
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

140654 (11-4,11-11,11-18)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 16, 2021

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

Notice is hereby given that on Tuesday, November 16, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearings:

11:00 A.M.

CB-50-2021 (DR-2) - AN ORDINANCE CONCERNING R-E ZONE for the purpose of amending the residential table of uses to permit development of a mix of residential and commercial/retail uses in the R-E (Residential Estate) Zone of Prince George's County, under certain circumstances.

CB-51-2021 (DR-2) - AN ORDINANCE CONCERNING M-X-T AND R-55 ZONES for the purpose of permitting certain Warehouse and Distribution uses in the M-X-T (Mixed Use -Transportation-Oriented) Zone of Prince George's County, and permitting Townhouse uses in the R-55 (One-Family Detached Residential) Zone, under certain circumstances.

CB-55-2021 (DR-2) - AN ORDINANCE CONCERNING R-55 ZONE - REGULATIONS for the purpose of modifying certain regulations related to single family development in the R-55 zone on transit-oriented properties.

CB-65-2021 (DR-2) - AN ORDINANCE CONCERNING I-3 ZONE-DEVELOPMENT REGULATIONS for the purpose of amending the development regulations in the I-3 (Planned Industrial/Employment Park) Zone for Warehousing uses on properties with certain minimum acreage and location requirements.

CB-67-2021 (DR-2) - AN ORDINANCE CONCERNING APPEALS AND VARIANCES-AUTHORITY OF BOARD OF APPEALS for the purpose of amending the powers and duties of the County Board of Zoning Appeals to authorize the consideration and disposition of applications for variances from the strict application of the prohibition of front yard driveways for property in the R-55 (One Family Detached Residential) and T-D-O (Transit District Overlay) Zones, and the R-55 (One Family Detached Residential) and D-D-O (Development District Overlay) Zones of Prince George's County.

CB-69-2021 - AN ORDINANCE CONCERNING HOME OCCUPATIONS-PET GROOMING for the purpose of amending the definition of the use Home Occupation in the Zoning Ordinance to include Pet Grooming Service businesses as a Home Occupation in the Residential Zones of Prince George's County, Maryland, under certain circumstances.

CB-071-2021 - AN ACT CONCERNING TRANSPORTATION AND CIRCULATION-PRIVATE ROADS AND EASEMENTS for the purpose of permitting to authorize the Prince George's Planning Board to approve preliminary plans of subdivision for development containing certain easements to serve a private school as a permitted use, subject to specified circumstances.

CB-77-2021 - AN ORDINANCE CONCERNING THE URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT AND ZONING CODE OF PRINCE GEORGE'S COUNTY for the purpose of removing an obsolete Subtitle of the County Code.

CB-80-2021 (DR-2) - AN ORDINANCE CONCERNING R-80 ZONE for the purpose of permitting nursing or care homes in the R-80 Zone under certain circumstances.

CB-81-2021 (DR-2) - AN ORDINANCE CONCERNING R-A ZONE for the purpose of allowing varied residential density and lot size on R-A Zone land currently used for equestrian recreational activity.

CB-83-2021 (DR-2) - AN ORDINANCE CONCERNING APARTMENT HOUSING FOR THE ELDERLY for the purpose of permitting Apartment Housing for the Elderly in the R-18 Zone, subject to Detailed Site Plan but not Special Exception review under certain circumstances.

CB-84-2021 (DR-2) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY for the purpose of revising the Landscape Manual of Prince George's County, being also and the same Subtitle 27 of the County Code, adopted by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, as CB-65-2018 on October 23, 2018.

CB-85-2021 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE for the purpose of permitting the use of flex space in the M-X-T (Mixed Use - Transportation Oriented) Zone under certain circumstances.

CB-87-2021 - AN ORDINANCE CONCERNING C-O ZONES for the purpose of permitting by right, a carpet or floor covering store and a paint or wall covering store in the C-O (Commercial Office) Zone of Prince George's County, under certain circumstances.

CB-088-2021 (DR-2) - AN ACT CONCERNING SUBDIVISION REGULATIONS for the purpose of reconciling certain terms, procedures, and other language of the new Subdivision Regulations adopted as CB-15-2018 Attachment A on October 23, 2018, revising certain procedures and regulations, incorporating technical and administrative revisions, and adding clarification language to effectuate successful implementation and met the County's goals for new, modern, streamlined Subdivision Regulations.

CB-89-2021 (DR-2) - AN ORDINANCE CONCERNING C-O AND I-1 ZONES for the purpose of permitting certain residential development in the C-O (Commercial Office) Zone, and I-1 (Light Industrial) Zone under certain circumstances.

CB-92-2021 - AN ACT CONCERNING PRE-SETTLEMENT AND POST-SETTLEMENT OCCUPANCY AGREEMENTS IN RENTAL HOUSING TRANSACTIONS for the purpose of establishing exemptions from rental licensing requirements for buyers and sellers of real property that enter into Pre-Settlement Occupancy Agreements and Post-Settlement Occupancy Agreements, for a term of 90 days or less, in Prince George's County, Maryland.

CB-093-2021 - AN ACT CONCERNING VALIDITY PERIOD AND EXTENSIONS for the purpose of permitting the Prince George's Planning Board of the Maryland-National Capital Park and Planning Commission to approve certain extensions to validity period of subdivisions, subject to specified circumstances.

CB-94-2021 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION AND STORMWATER MANAGEMENT BONDS FOR THE PURPOSE OF AUTHORIZING AND EMPOWERING PRINCE GEORGE'S COUNTY, MARYLAND TO ISSUE AND SELL AN AMOUNT NOT TO EXCEED FIVE HUNDRED FORTY-EIGHT MILLION ONE HUNDRED EIGHTEEN THOUSAND DOLLARS (\$548,118,000) IN AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION AND STORMWATER MANAGEMENT BONDS for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and capital projects constituting facilities (including without limitation any land, interest in land or equipment) for the control and disposition of storm and surface waters, including floodproofing, flood control or navigation programs and other stormwater programs and systems, environmental restoration and/or wetlands construction, and the protection, conservation, creation and...

CB-95-2021 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of amending the International Building and Residential Codes regarding the placement and construction of guard rails.

CB-96-2021 (DR-2) - AN ACT CONCERNING BURGLAR AND HOLDUP ALARM PERMIT FEES AND FALSE ALARM RESPONSE FEES for the purpose of creating parity between fees for commercial and residential burglar and holdup alarm users and for addressing resources required to respond to false alarm.

LEGALS

CB-97-2021 - AN ACT CONCERNING THE OFFICE OF HUMAN RIGHTS for the purpose of amending certain definitions, clarifying investigative and conciliation procedures, creating the judicial election process, and updating general language to conform with the Federal Fair Housing Act.

1:30 P.M.

CB-98-2021 (DR-2) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and met the County's goals for a new, modern, streamlined Zoning Ordinance.

CB-99-2021 (DR-2) - AN ORDINANCE CONCERNING ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND POLICY AREA DESIGNATIONS for the purpose of amending several provisions of the County Code to modernize and reconcile references to the Zoning Ordinance and Subdivision Regulations, and update references to County policy areas revised and established by the current general plan, Plan Prince George's 2035.

CB-101-2021 (DR-2) - AN ORDINANCE CONCERNING FUNERAL PARLOR, UNDERTAKING ESTABLISHMENT for the purpose of permitting Funeral Parlor, Undertaking Establishment in the I-1 (Light Industrial) Zone, under certain specified circumstances.

CB-102-2021 - AN ACT CONCERNING COVID-19 VACCINATION REQUIREMENTS FOR CHILD CARE FACILITY AND DAY CARE CENTER STAFF for the purpose of requiring COVID-19 vaccinations of all child care facility and day care center staff.

CB-103-2021 (DR-2) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Mount Rainier.

CB-104-2021 (DR-2) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY for the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO) Zone applicable to designated portions of the City of Greenbelt.

CB-106-2021 (DR-2) - AN ORDINANCE CONCERNING DWELLING, ONE-FAMILY ATTACHED, for the Elderly for the purpose of permitting one-family attached dwellings for the elderly in the R-R Zone, under certain circumstances.

CB-108-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

CB-109-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

CB-110-2021 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2022 Budget.

CB-111-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

CB-112-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of approving the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

CB-113-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

CB-114-2021 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management from time to time.

3:00 P.M.

CR-106-2021 - A RESOLUTION CONCERNING LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

CR-123-2021 (DR-2) - A RESOLUTION CONCERNING 2021 PRINCE GEORGE'S COUNTY COUNCIL REDISTRICTING PLAN for the purpose of enacting a plan of County Council district boundaries, as a Resolution with the force and effect of law upon notice and public hearing, in accordance with Section 305 of the County Charter.

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

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

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

LEGALS

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140681

(11-4,11-11)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or December 1, 2021 unless otherwise noted in the Public Notice.

Prince George's County

201860638/18-NT-0129: WBLH, LLC, 7164 Columbia Gateway Dr, Suite 230, Columbia, Maryland 21046, has applied to develop infrastructure, utilities, and storm water management (Phase I), and improvements to Leeland Road to Prince George's County standards (Phase II) for the Locust Hill subdivision in Upper Marlboro. The project will permanently impact 2,698 square feet of forested nontidal wetland, 1,320 square feet of emergent nontidal wetland, 8,029 square feet of the 25-foot nontidal wetland buffer, 8,290 square feet (1,813 linear feet) of a Use I waterway (Collington Branch), and 100,938 square feet of the 100-year floodplain. The project will temporarily impact 2,230 square feet of forested nontidal wetland, 23,159 square feet of emergent nontidal wetland, 25,977 square feet of the 25-foot nontidal wetland buffer, 3,259 square feet (215 linear feet) of a Use I waterway (Collington Branch), and 104,993 square feet of the 100-year floodplain. The project is proposed on Collington Branch (Use I). The project is located in Upper Marlboro on both sides of Leeland Road and Oak Grove Road, adjacent to the Collington Branch of the Patuxent River in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by December 1, 2021 to the Maryland Department of the Environment, Attn: Sara Albrecht, 1800 Washington Boulevard, Baltimore, MD 21230 or at sara.albrecht@maryland.gov or 410-537-3691. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

140713

(11-11)

140714

(11-11)

PUBLIC NOTICE: MONDAY, OCTOBER 25, 2021

Development of a Mixed-Use Transit Village

Bowie State University MARC Station

Revenue Authority of Prince George's County is seeking qualified Developers with a creative vision for the development of a mixed-use Transit Village at Bowie State University MARC Station. Request for Expression of Interest package with complete instructions will be available online at: <http://pgebid.co.pg.md.us/ebid/> the week of November 8th. Questions concerning this proposal should be directed to Donny James at DRJames@co.pg.md.us RA=10192021-A

140616

(10-28,11-4,11-11)

PUBLIC NOTICE: MONDAY, OCTOBER 25, 2021

Mixed-Use Development Project

Hyattsville Justice Center

Revenue Authority of Prince George's County is seeking qualified Developers with a creative vision for the development of a mixed-use project at the HJC located at 5000 Rhode Island Ave in the city of Hyattsville, MD. Request for Proposal package with complete instructions will be available online at: <http://pgebid.co.pg.md.us/ebid/> the week of November 8th. Questions concerning this proposal should be directed to Consuela Henderson at CMHenderson@co.pg.md.us RA=10192021-B

140617

(10-28,11-4,11-11)

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

**6204 CHEVERLY PARK DR.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2007, recorded in Liber 27293, Folio 592 among the Land Records of Prince George's County, MD, with an original principal balance of \$323,000.00, 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

NOVEMBER 30, 2021 AT 11:08 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 92075-1)

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

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

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

140707 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**14816 DOLPHIN WAY
BOWIE, MD 20721**

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

NOVEMBER 30, 2021 AT 11:10 AM

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

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

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

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

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

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

140711 (11-11,11-18,11-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**609 HALIFAX PL.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 21, 2010, recorded in Liber 32161, Folio 403 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 30, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 334112-1)

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

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

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

140708 (11-11,11-18,11-25)

LEGALS

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

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

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

You must reclaim these vehicles by: **11/26/2021**

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

1989	TOYOTA	COROLLA			JT2AE98C5K3223802
2015	TOYOTA	PRIUS			JTDKN3DU8F0464736
2011	FORD	RANGER			1FTKR1ADXBPA05366
1990	CHEVROLET	EXPRESS			1GCWGAFF8L141042
2012	NISSAN	ROGUE	TX	17467C1	JN8A55M7CW378405
2013	JAGUAR	XF	VA	UXV7552	SAJWA0E33DP593845
2006	TOYOTA	SCIONTC	VA	5531BBK	JTKDE177760133495
2007	CHEVROLET	SILVERADO			1GCHC29K17E527245
2005	HONDA	CIVIC			1HGEM22655L053646
2015	CHEVROLET	SUBURBAN			1GN5CKKC5FR121752
2013	FORD	EXPLORER			1FM5K8D87DGA97074
2007	HONDA	ODYSSEY			5FNRL38617B127330
2000	TOYOTA	SIENNA	VA	UKC4029	4T3ZF13C0YU310268
2008	MERCEDES BENZ	CLK350			WDBTK56F48F241597
2020	FORD	RANGER			1FTEF4FH2LLA28952
2006	MERCEDES BENZ	CLS500			WDDDJ75X36A060330
2008	TOYOTA	TACOMA			5TETU62N88Z589243
2019	RAM	LARAMIE			1C6SRFD0TKN785378
2020	MITSUBUSHI	MARAGE			ML32F3FJ8LHF04378
2020	NISSAN	ROGUE			JN8AT2MV2LW121860
2017	JEEP	RENEGADE			ZACCJBC55HP57525
2014	DODGE	RAM			1C6RR7L79ES347163
2014	TOYOTA	CAMRY			4T1BF1F6K6U792334
2020	HONDA	CIVIC			SHHF7K7H39LU212119
2013	CHEVROLET	MALIBU	VA	71391K	1G1E55A9DF285429
2011	SUBARU	IMPREZA			JF1GH6A69BH804109
190	TOYOTA	COROLLA			JT2AE96J0L3378731
2004	DODGE	CARAVAN	VA	VLJ4502	1D4GP45R34B507139
2005	HONDA	CRV			SHSRD78875U300344
2017	CHEVROLET	CRUZE			3G1BE65M6HS552659
1997	HONDA	CIVIC			2HGCE649VH113906
2013	NISSAN	NV			1N6AF0LX2DN105625
1982	CHEVROLET	CORVETTE			1G1AY8787C5111250
1996	TOYOTA	CAMRY			4T1BF12K9TU141864
2004	SUZUKI	GS500			VTTGM51A042100386
2007	TOYOTA	SCION TC			JTKDE177370171081
2008	HONDA	CIVIC			2HGFG1189H535837
2005	DODGE	CARAVAN			1D4GP25BX5B119043
2010	NISSAN	ALTIMA			1N4AL2AP3AN566909
2006	ACURA	3.5 TL			19UUA66296A040981

CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

2008 HINO CONVENTIONAL TRUCK MD 9BM6233 5PVNJ8J482551647

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

2006	CHEVROLET	MONTE CARLO	VA	27391Z	2G1WK151769187921
2013	HYUNDAI	SONATA	VA	VQR354	5NPEB4AC5DH695360
1992	GMC	SUBURBAN	VA	VQR354	1GKFK16K6NJ717723
2007	FORD	ESCAPE			1FMCU031X7KB87747
2008	BMW	750I	FL	913MMU	WBAHL83588D113718
2006	VOLKSWAGEN	TOUREG			WVGZG77L06D011380
2003	HYUNDAI	SANTA FE	MD	8BK1307	KM8SC73D23U524153
1996	GMC	SIERRA			2GTEC19R2T1530967
1997	INFINITI	Q45			JNKBY31D9VM007290
2001	CHEVROLET	SUBURBAN			3GNFK16T4IG237011

140732 (11-11)

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

LEGALS

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

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

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

You must reclaim these vehicles by: **11/24/2021**

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

CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

2000	FORD	MUSTANG	DC	FW2059	1FAFP4448YF237201
2015	HYUNDAI	SONATA	MD	9DN9353	5NPE34AF9FH108880
1991	CHEVROLET	G20	VA	UNP5431	1GBEG25K3M7127902
2005	CHEVROLET	C5	VA	UKC5688	1GBE5V1E55F513641
2007	TOYOTA	AVALON	PA	JDL1361	4T1BK36807U191558

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

2008	NISSAN	ALTIMA	SC	RDE418	1N4AL21EX8N526819
2010	FORD	CROWN VICTORIA	VA	ULK1481	2FABP7BV9AX122130

140731 (11-11)

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George's
Post*

To subscribe CALL

301.627.0900

or email bboice@pgpost.com