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Newspaper*

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LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

AUGUST 23, 2022

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

Bryan Mitkowski, Member, for a Class A, Beer, Wine and Liquor for the use of TransformLife, LLC, t/a Astor Home Liquors, 364 Domer Avenue #11, Laurel, 20707.

NEW-CLASS C(CLF), BEER, WINE AND LIQUOR Maps

David Barnes, Ultimate Member/Manager, David Freshwater, Ultimate Member/Manager, for a Class C(CLF), Beer, Wine and Liquor for the use of Watermark Retirement Communities, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro, 20774.

NEW-CLASS B, BEER AND WINE

German Escobar, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of ARE Corporation, t/a Casa Dora IV, 5705 Riverdale, Road, Riverdale, 20737.

Rummana Choudhury, President, for a Class B, Beer and Wine for the use of 547 Corporation, t/a IHOP, 3601 Bladensburg Road, Colmar Manor, 20722.

Mana Shi, Managing Member, Yandan Li, Member, for a Class B, Beer and Wine for the use of ONI College Park LLC, t/a Onikama Ramen Bar, 3711-A Campus Drive, College Park, 20740.

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

Teisha Mays, Member, for a Class B(BH), Beer, Wine and Liquor for the use of Greater Metropolitan Restaurant Group, LLC, t/a Malone's Sports Bar & Grille, 7200 Hanover Drive, Greenbelt, 20770.

NEW-CLASS B(DD), BEER WINE AND LIQUOR

Jose Portillo, President/Secretary/Treasurer, for a Class B(DD), Beer, Wine and Liquor for the use of La Caurva, LLC, t/a La Caurva Restaurant Bar and Grill, 5810 Greenbelt Road, Greenbelt, 20770.

Zheng Hai Zheng, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Marlow Crab, Inc., t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, 20748.

NEW-CLASS B(BLX), BEER WINE AND LIQUOR

Miao Zheng, President, Jian Zhao Ye, Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Crafty Crab Largo, Inc., t/a Crafty Crab Largo, 10560 Campus Way South, Upper Marlboro, 20774.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods IV, LLC, t/a The Carolina Kitchen, 15812 Crain Highway, Brandywine, 20613.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods V, LLC, t/a The Carolina Kitchen @ Hampton Park, 9009 Central Avenue, Suite A, Capitol Heights, 20743.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods VI, LLC, t/a The Carolina Kitchen Bar & Grill, 6501 American Boulevard, Hyattsville, 20782.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods VII, LLC, t/a The Carolina Sea & Soul, 10250 Martin Luther King Jr. Highway, Bowie, 20720.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, August 23, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director July 22, 2022

142538 (8-11,8-18)

The Prince George's Post
 Serving Prince George's County
301.627.0900

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARMEN NICKOLEETA CRUSO

Notice is given that Nickoleeta Cruso, whose address is 6057 Majors Lane Apt. #3, Columbia, MD 21045, was on July 25, 2022 appointed Personal Representative of the estate of Carmen Nickoleeta Cruso, who died on May 4, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2023.

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

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

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

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

NICKOLEETA CRUSO
 Personal Representative

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

Estate No. 125424

142484 (8-4,8-11,8-18)

ORDER OF PUBLICATION BY POSTING

CONNIE PADGETT, Plaintiff,

vs.

AMARA LEE Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD22-11312

ORDERED, ON THIS 4th day of AUGUST 2022, by the Circuit Court for Prince George's County MD:

That the Defendant, AMARA LEE, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 4904 Talbot Ave, Beltsville, MD 20705, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, AMARA LEE, in accordance with Maryland Rule 2-122 as follows: By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court and by mailing, by regular mail, to the Defendant's last known address a copy of the signed Order of Publication at least thirty days prior to the response date in said Order; and it is further

ORDERED, said posting to be completed by the 3rd day of September, 2022, and it is further;

ORDERED, that the DEFENDANT, AMARA LEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3RD DAY OF OCTOBER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk

142514 (8-11,8-18,8-25)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: ANNIE RUTH ROYAL

Estate No.: 116190

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by THOMAS J. KOKOLIS for judicial probate of the will dated 09/17/2003 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 26, 2022 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 CERETA A. LEE
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 PHONE: (301) 952-3250

142523 (8-11,8-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS FAGBEMI

Notice is given that Francine Fagbemi, whose address is 4713 Cashill Court, Upper Marlboro, MD 20772, was on July 25, 2022 appointed Personal Representative of the estate of Francis Fagbemi, who died on June 7, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2023.

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

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

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

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

FRANCINE FAGBEMI
 Personal Representative

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

Estate No. 125637

142485 (8-4,8-11,8-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY MAE JOHNSON

Notice is given that Phillip Wesley Marshall, whose address is 11923 Beltsville Drive, Beltsville, MD 20705, was on July 18, 2022 appointed Personal Representative of the estate of Shirley Mae Johnson, who died on January 30, 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 January, 2023.

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

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

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

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

PHILLIP WESLEY MARSHALL
 Personal Representative

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

Estate No. 119569

142525 (8-11,8-18,8-25)

NOTICE

KEITH M. YACKO, Substitue Trustee, et al, Plaintiffs,

vs.

PETER PAUL IJEZIE, Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-26697

ORDERED this 5th day of August, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 6705 McKeldin Drive, Suitland, MD 20746 mentioned in these proceedings, made and reported Keith M. Yacko, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of September, 2022, 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 5th day of September, 2022, next.

The report states the amount of sale to be \$271,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

142556 (8-18,8-25,9-1)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al. Substitue Trustees

vs.

SERGIO CORTEZ 7127 VARNUM STREET HYATTSVILLE, MD 20784

Defendant

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

Civil Action No. CAEF 22-00449

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7127 VARNUM STREET, HYATTSVILLE, MD 20784, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, 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 August, 2022, next.

The Report of Sale states the amount of the sale to be Two Hundred Sixty Eight Thousand One Hundred Twenty Nine Dollars and Fifty Eight Cents (\$268,129.58).

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

True Copy—Test: Mahasin El Amin, Clerk

142460 (8-4,8-11,8-18)

THE PRINCE GEORGE'S POST LEGALS

NOTICE

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

vs.

Ibrahim Adisa Moshood Defendant

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

CIVIL NO. CAEF 21-12163

ORDERED, this 4th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4717 66Th Place, Hyattsville, Maryland 20784 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 5th day of September, 2022, 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 5th day of September, 2022, next.

The report states the amount of sale to be \$279,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

142553 (8-18,8-25,9-1)

TOWN OF CHEVERLY NOTICE OF ADOPTION OF CHARTER AMENDMENT RESOLUTION CONCERNING CHARTER SECTION C-29 (TAXES: LEVY, COLLECTION, ASSESSMENTS)

Notice is hereby given that on July 28, 2022, the Council of The Mayor and Town Council of Cheverly (the "Town") adopted Charter Amendment Resolution No. CAR-2-22. The title of the Charter Amendment Resolution, which constitutes a fair summary thereof, is as follows:

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE MAYOR AND TOWN COUNCIL OF CHEVERLY FOR THE PURPOSE OF REPEALING AND RE-ENACTING, WITH AMENDMENTS, SECTION C-29 (TAXES: LEVY, COLLECTION, ASSESSMENTS) OF ARTICLE VII (POWERS) OF THE CHARTER OF THE TOWN OF CHEVERLY FOR THE PURPOSE OF CLARIFYING AND CONFIRMING THAT (1) THE TAX CAP PREVIOUSLY CONTAINED IN SUCH SECTION IS NOT EFFECTIVE, AND (2) THE TOWN HAS AUTHORITY TO CREATE CLASSIFICATIONS OF PROPERTY FOR THE PURPOSE OF SETTING TAX RATES BUT PROVIDING THAT SUCH AUTHORITY SHALL BE SUBJECT TO ANY LIMITATIONS OF APPLICABLE LAW; MAKING CERTAIN STYLISTIC CHANGES IN, AND CORRECTING AN OUTDATED REFERENCE TO A SECTION OF THE ANNOTATED CODE OF MARYLAND IN, SUCH SECTION; PROVIDING FOR COMPLIANCE WITH CERTAIN PROVISIONS OF THE ANNOTATED CODE OF MARYLAND REGARDING CHARTER AMENDMENTS; PROVIDING THAT THIS TITLE CONSTITUTES A FAIR SUMMARY OF THIS CHARTER AMENDMENT RESOLUTION; AND GENERALLY RELATING TO THIS CHARTER AMENDMENT RESOLUTION.

The adopted Charter amendments shall become effective on Friday, September 16, 2022, subject to the provisions of Section 4-304(c) and (d) of the Local Government Article of the Annotated Code of Maryland regarding the right of the requisite percentage of the qualified voters of the Town to petition a charter amendment to referendum on or before Tuesday, September 6, 2022.

A copy of the Charter Amendment Resolution is posted at the Cheverly Community Center, 6401 Forest Road, Cheverly, MD. Persons with questions may contact Town Clerk Giselle Richards at grichards@cheverly-md.gov or by calling 301-773-8360.

142480 (8-4,8-11,8-18,8-25)

NOTICE

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

Substitue Trustees/ Plaintiffs,

vs.

MERIEL C. HAREWOOD (DECEASED) PEARLINE HAREWOOD (DECEASED) 821 Ray Road Hyattsville, MD 20783

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07969

Notice is hereby given this 5th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 821 Ray Road, 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 5th day of September, 2022, 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 5th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$286,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

142557 (8-18,8-25,9-1)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090

Substitue Trustees, Plaintiffs

vs.

Clara H. Devaughn 15777 Easthaven Court #302 Bowie, MD 20716

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12129

Notice is hereby given this 20th day of July, 2022, 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 22nd day of August, 2022, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00. The property sold herein is known as 15777 Easthaven Court #302, Bowie, MD 20716.

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

True Copy—Test: Mahasin El Amin, Clerk

142467 (8-4,8-11,8-18)

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

8401 WILLET PL.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31122, Folio 175 and re-recorded in Liber 44038, folio 447 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,708.00, 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

AUGUST 23, 2022 AT 10:49 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. 201530-2)

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

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



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

142475 (8-4,8-11,8-18)

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

203 HERRINGTON DR.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28291, Folio 173 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,500.00, 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

AUGUST 23, 2022 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 \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is 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. 139674-2)

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

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



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

142476 (8-4,8-11,8-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13001 FOREST DRIVE
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Larry Goodwyn, dated May 23, 2019 and recorded in Liber 42163, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$720,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 23, 2022, 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 \$71,000.00 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

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142472 (8-4,8-11,8-18)

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EMMANUEL D. AKPAN (DE-
CEASED)
8913 Walkerton Drive
Lanham, MD 20706

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-12990**

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8913 Walkerton Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be **RATIFIED AND CONFIRMED**, unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$275,000.00.

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

142461 (8-4,8-11,8-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JOSEPH A. CLYBURN (DE-
CEASED)
16112 Manning Road West
Accokeek, MD 20607

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-00487**

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16112 Manning Road West, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be **RATIFIED AND CONFIRMED**, unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$238,500.00.

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

142462 (8-4,8-11,8-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SANDRA E. YOUNGER
MUHAMMED ABDUL-KARIM
6803 Mountain Lake Place
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-14775**

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6803 Mountain Lake Place, 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 25th day of August, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$236,925.79.

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

142464 (8-4,8-11,8-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MOHAMMAD O. HASHEMI
SPOZMAI SARWAR
17301 Summerwood Lane
Accokeek, MD 20607

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-14757**

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17301 Summerwood Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be **RATIFIED AND CONFIRMED**, unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$491,000.00.

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

142465 (8-4,8-11,8-18)

LEGALS

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIET H COATES

Notice is given that Delrita T Coates, whose address is 6002 37th Ave, Hyattsville, MD 20782, was on July 19, 2022 appointed Personal Representative of the estate of Juliet H Coates, who died on July 15, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2023.

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

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

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

DELIRITA COATES
Personal Representative

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

Estate No. 125836
142483 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDMUND DANA MYERS

Notice is given that Patrice O'Toole, whose address is 12105 Linden Lane, Bowie, MD 20715, was on July 27, 2022 appointed Personal Representative of the estate of Edmund Dana Myers, who died on June 18, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2023.

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

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

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

PATRICE O'TOOLE
Personal Representative

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

Estate No. 125887
142487 (8-4,8-11,8-18)

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LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
11506 Cosca Park Place, Clinton, MD 20735-4177**

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, on

**WEDNESDAY, SEPTEMBER 7, 2022
AT 3:00 P.M.**

all that property described in said Deed of Trust as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

142548

(8-18-8-25-9-1)

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**

**2017 RITTENHOUSE ST.
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated October 29, 2010, recorded in Liber 32153, Folio 253 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,206.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 7, 2022 AT 10:30 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 352021-1)

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

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



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auctioneers

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142549

(8-18-8-25-9-1)

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**

**12900 SWEET CHRISTINA CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 30, 2019, recorded in Liber 41920, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,462.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 7, 2022 AT 10:32 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and 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 \$26,000 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. 355220-1)

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

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



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www.alexcooper.com

142550

(8-18-8-25-9-1)

LEGALS

Martin G. Oliverio, Esquire
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-383-1856

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEMAL HINTON SR.

Notice is given that Debra Jordan, whose address is 6001 Shepherd Lane, Lanham, MD 20706, was on July 22, 2022 appointed Personal Representative of the estate of Jemal Hinton Sr., who died on March 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 22nd day of January, 2023.

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

(1) Six months from the date of the decedent's death, 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.

DEBRA JORDAN
Personal Representative

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCILLE MAY VENDEMIA

Notice is given that Luanne M. Smith, whose address is 6006 Kilmer Street, Hyattsville, MD 20785, was on July 28, 2022 appointed Personal Representative of the estate of Lucille May Vendemia who died on August 14, 2021 with a will.

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

All persons having any objection to the appointment (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 January, 2023.

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

(1) Six months from the date of the decedent's death, 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.

LUANNE M. SMITH
Personal Representative

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

Estate No. 125881

142492

(8-4-8-11,8-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALBERT C SCOTT

Notice is given that Gloria N Gray, whose address is 9081 Florin Way, Upper Marlboro, MD 20772, was on August 8, 2022 appointed personal representative of the small estate of Albert C Scott who died on July 13, 2022 with a will.

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

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

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

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

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

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

GLORIA N GRAY
Personal Representative

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

Estate No. 126103

142562

(8-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLORES CAROL WILLIAMS

Notice is given that Richard Williams, whose address is 6032 Fort Ashby Road, Keyser, WV 26726, was on August 4, 2022 appointed personal representative of the small estate of Dolores Carol Williams who died on July 14, 2022 with a will.

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

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

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

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

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

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

RICHARD WILLIAMS
Personal Representative

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

Estate No. 126032

142563

(8-18)

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

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

**1649 TULIP AVENUE
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Gary A. Seegers AKA Gary A. Seegers, dated September 28, 1998, and recorded in Liber 12528 at folio 186 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

**AUGUST 23, 2022,
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 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 10.05% 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 # 14-608061)

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

142459

(8-4-8-11,8-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LOUIS BADEN JR.

Notice is given that April Bradshaw, whose address is 15220 Croom Rd., Brandywine, MD 20613 and Angie Goertz, whose address is 15226 Croom Road, Brandywine, MD 20613 and James L. Baden III, whose address is 8370 Dents Lane, Charlotte Hall, MD 20622 were on June 9, 2022 appointed Co-Personal Representatives of the estate of James Louis Baden Jr., who died on April 12, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 9th day of December, 2022.

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

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

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

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

APRIL BRADSHAW
ANGIE GOERTZ
JAMES L. BADEN III
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. 125136
142531 (8-11,8-18,8-25)

Giannina Lynn, Attorney at Law
1008 Pennsylvania Avenue SE
Washington, DC 20003
(202) 544-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA SEPPI

Notice is given that Marilyn J. Seppi, whose address is 7006 Elkton Drive, Springfield, VA 22152, was on July 20, 2022 appointed Personal Representative of the estate of Martha Seppi who died on May 23, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2023.

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

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

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

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

MARILYN J. SEPPI
Personal Representative

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

Estate No. 125870
142565 (8-18,8-25,9-1)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH ANN LEWIS

Notice is given that Demetrius Lewis, whose address is 3103 New Church Court, Annapolis, MD 21403, was on May 6, 2022 appointed Personal Representative of the estate of Deborah Ann Lewis, who died on March 8, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of November, 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; 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.

DEMETRIUS LEWIS
Personal Representative

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

Estate No. 124652
142527 (8-11,8-18,8-25)

Jennifer C. McManus
Ally Legal Planning
5560 Sterret Pl, Suite 310
Columbia, Maryland 21044
410-746-0113

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JORGE ANTONIO FUENTES

Notice is given that Sandra Fuentes, whose address is 11471 Edmonston Road, Beltsville, MD 20705, was on July 18, 2022 appointed Personal Representative of the estate of Jorge Antonio Fuentes who died on January 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 18th day of January, 2023.

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

(1) Six months from the date of the decedent's death, 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.

SANDRA FUENTES
Personal Representative

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

Estate No. 125284
142564 (8-18,8-25,9-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRIAN ALEXANDER SIMMONS

Notice is given that Desja Smith, whose address is 3411 Kidder Road, Clinton, MD 20735, was on July 28, 2022 appointed Personal Representative of the estate of Brian Alexander Simmons, who died on July 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 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 January, 2023.

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

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

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

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

DESJA SMITH
Personal Representative

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

Estate No. 125018
142526 (8-11,8-18,8-25)

Jose L. Espejo, Esq.
McMillan Metro, P.C.
7811 Montrose Road, Suite 400
Potomac, Maryland 20854
301-251-1180

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANK R. TAYLOR

Notice is given that Phillip D. Taylor, whose address is 700 Gleneagles Drive, Fort Washington, MD 20744, was on June 23, 2022 appointed Personal Representative of the estate of Frank R. Taylor, who died on February 7, 2022 without a will.

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

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

PHILLIP D. TAYLOR
Personal Representative

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

Estate No. 124932
142524 (8-11,8-18,8-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGIA SIMONE SWINTON

Notice is given that Dyamond Carroll, whose address is 8040 Ashford Blvd, Laurel, MD 20707, was on June 17, 2022 appointed Personal Representative of the estate of Georgia Simone Swinton, who died on April 10, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of December, 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; 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.

DYAMOND CARROLL
Personal Representative

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

Estate No. 125374
142528 (8-11,8-18,8-25)

Jeffrey R. Schmieler
5405 Twin Knolls Rd, Suite 5
Columbia, MD 21045
(301) 588-7717

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL KIM KELLER

Notice is given that Connie Kay Keller, whose address is 6904 Wake Forest Drive, College Park, MD 20740, was on August 4, 2022 appointed Personal Representative of the estate of Michael Kim Keller, who died on February 12, 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 4th day of February, 2023.

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

(1) Six months from the date of the decedent's death, 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.

CONNIE KAY KELLER
Personal Representative

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

Estate No. 125470
142567 (8-18,8-25,9-1)

LEGALS

**TOWN OF CHEVERLY
NOTICE OF PASSAGE OF
ORDINANCE O-05-22
CONCERNING GENERAL OBLIGATION BORROWING
AUTHORITY FOR NEW ELEY BUILDING PROJECT**

Notice is hereby given that on August 11, 2022, the Council of The Mayor and Town Council of Cheverly (the "Town") passed Ordinance O-05-22. The title of the Ordinance, which constitutes a fair summary thereof, is as follows:

AN ORDINANCE OF THE COUNCIL (THE "COUNCIL") OF THE MAYOR AND TOWN COUNCIL OF CHEVERLY (THE "TOWN") TO AUTHORIZE AND EMPOWER THE TOWN TO ISSUE AND SELL FROM TIME TO TIME, UPON ITS FAITH AND CREDIT, ONE OR MORE SERIES OF (1)(A) GENERAL OBLIGATION BONDS (THE "BONDS") AND (B) GENERAL OBLIGATION BOND ANTICIPATION NOTES (THE "BOND ANTICIPATION NOTES"), EACH IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED NINE MILLION TWO HUNDRED THIRTY-NINE DOLLARS (\$9,000,239), AND (2) GENERAL OBLIGATION REFUNDING BONDS (THE "REFUNDING BONDS"), SUBJECT TO THE LIMITATIONS PROVIDED FOR HEREIN, THE PROCEEDS OF THE SALE THEREOF TO BE USED AND APPLIED FOR THE PUBLIC PURPOSE OF FINANCING, REIMBURSING OR REFINANCING COSTS OF THE PUBLIC PURPOSE PROJECT GENERALLY IDENTIFIED AS THE NEW ELEY BUILDING AND RELATED COSTS; MAKING CERTAIN PRELIMINARY DETERMINATIONS REGARDING THE METHOD OF SALE OF EACH SERIES OF THE AUTHORIZED BONDS, BOND ANTICIPATION NOTES AND REFUNDING BONDS (EACH, A "SERIES OF THE OBLIGATIONS" OR, COLLECTIVELY, THE "OBLIGATIONS") AND PROVIDING THAT THE COUNCIL BY RESOLUTION MAY MAKE DIFFERENT DETERMINATIONS AS TO THE METHOD OF SALE OF ANY SUCH SERIES OF THE OBLIGATIONS AS DESCRIBED HEREIN; PROVIDING THAT THE COUNCIL BY RESOLUTION SHALL DETERMINE, APPROVE OR PROVIDE FOR VARIOUS MATTERS RELATING TO THE AUTHORIZATION, SALE, SECURITY, ISSUANCE, DELIVERY, PAYMENT AND PREPAYMENT OR REDEMPTION OF AND FOR EACH SERIES OF THE OBLIGATIONS; PROVIDING FOR THE IMPOSITION OF AD VALOREM TAXES SUFFICIENT FOR, AND PLEDGING THE FAITH AND CREDIT AND TAXING POWER OF THE TOWN TO, THE PAYMENT OF DEBT SERVICE ON EACH SERIES OF THE OBLIGATIONS; PROVIDING FOR THE CIRCUMSTANCES UNDER WHICH ANY SERIES OF THE OBLIGATIONS MAY BE BACKED BY THE FULL FAITH AND CREDIT AND UNLIMITED TAXING POWER OF THE TOWN, AND PROVIDING THAT OTHERWISE SUCH PLEDGE MAY BE SUBJECT TO ANY APPLICABLE CHARTER LIMITATIONS; PROVIDING THAT DEBT SERVICE ON EACH SERIES OF THE OBLIGATIONS ALSO MAY BE PAID FROM ANY OTHER SOURCES OF REVENUE LAWFULLY AVAILABLE FOR SUCH PURPOSE; SPECIFYING CERTAIN OTHER DETAILS WITH REGARD TO THE AUTHORIZED OBLIGATIONS; PROVIDING THAT CERTAIN ACTIONS MAY BE TAKEN OR PROVIDED FOR BY RESOLUTION IN CONNECTION WITH THE REISSUANCE OR MODIFICATION OF ANY OF THE OBLIGATIONS; PROVIDING THAT ANY OF THE OBLIGATIONS MAY BE CONSOLIDATED WITH OTHER OBLIGATIONS OF THE TOWN AND ISSUED AS A SINGLE SERIES OF BONDS, BOND ANTICIPATION NOTES AND/OR REFUNDING BONDS; AUTHORIZING, DIRECTING AND EMPowering OFFICIALS AND EMPLOYEES OF THE TOWN TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE OBLIGATIONS; AUTHORIZING MODIFICATIONS OF THE OBLIGATIONS TO BE MADE BY RESOLUTION UNLESS ANOTHER ACTION IS REQUIRED; PROVIDING THAT THIS TITLE SHALL BE DEEMED A FAIR SUMMARY OF THIS ORDINANCE FOR ALL PURPOSES AND PROVIDING FOR PUBLICATION OF A FAIR SUMMARY HEREOF IN ANY APPLICABLE FORMAT; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE SHALL BE LIBERALLY CONSTRUED; AND OTHERWISE GENERALLY RELATING TO THE AUTHORIZATION, ISSUANCE, SALE, DELIVERY AND PAYMENT OF AND FOR THE OBLIGATIONS.

The Ordinance will become effective at the expiration of thirty (30) calendar days after its passage. Pursuant to Section C-16.D.2. of the Town Charter, the Ordinance is not subject to petition for referendum. The Ordinance may be inspected Monday-Friday (except holidays), 9-5, at the office of the Town Clerk in Town Hall, 6401 Forest Road, Cheverly, Maryland 20785; (301) 773-8360.

142572 (8-18)

NOTICE NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARIAN SMITH (DECEASED)
1421 Fernhill Court
District Heights, MD 20747
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-00479**

Notice is hereby given this 9th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1421 Fernhill Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of September, 2022, 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 9th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$294,650.00.

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

142558 (8-18,8-25,9-1)

LEGALS

LEGAL NOTICE

**TOWN OF LANDOVER HILLS, MARYLAND
REQUEST FOR PROPOSALS**

The Town of Landover Hills, Maryland requests proposals from qualified contractors for its Community Development Block Grant ("CDBG") Program, Project Year 47 Street Resurfacing Project. The Project shall include replacing defective curb and gutter, sidewalk and driveway aprons; milling the road surface (taking off the top 2 (two) inches of old asphalt; removing and disposing of the old asphalt; lay down the new asphalt, followed by the installation of roadway markings (stop bars and crosswalks). Award of the contract shall be made in accordance with the Town of Landover Hills procurement regulations and the requirements of the Town's grant agreement with Prince George's County, Maryland for the funds necessary for the street resurfacing project. Contractor's qualifications, ability to complete the project no later than October 15, 2022, and best price are among the factors that will be considered.

The documents that comprise the Request for Proposals will be available after 9:00 a.m. on August 18, 2022, and may be obtained at no cost upon request to Jackie Vilella at jvillella@landoverhills.us or 301-773-6401. Written sealed proposals will be received by Jackie Vilella at jvillella@landoverhills.us until 12:00 p.m. on Friday, August 30, 2022. Proposals shall be submitted in duplicate in a sealed envelope marked "PY47 Street Resurfacing Project." The Town of Landover Hills reserves the right to reject any and all proposals.

A mandatory pre-bid meeting will be held on Monday, August 22, 2022 at 11:00 a.m. All questions or requests for clarifications regarding this Request for Proposals shall be submitted by email to Ms. Vilella at the above email address no later than 12:00 p.m. on August 26, 2022. Written responses to all questions and/or clarifications will be issued no later than August 29, 2022 to all those who request the RFP.

The Town encourages certified disadvantaged business entities to submit a proposal.

For further information, contact Jackie Vilella at jvillella@landoverhillsmd.us or by calling 301-773-6401.

142560 (8-18,8-25)

**THE PRINCE
GEORGE'S POST**

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Fax 301-627-6260

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of
Legal Record*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7002 40TH AVENUE
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Lillian Davis, dated September 21, 2006 and recorded in Liber 26072, Folio 009 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2022, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142512

(8-11,8-18,8-25)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9100 CARENDON COURT
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Jamerson R Davis, dated February 17, 2017 and recorded in Liber 39445, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$278,855.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 30, 2022, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142513

(8-11,8-18,8-25)

LEGALS

Kaitlyn E. DiFerdinando
Lewicky, O'Connor, Hunt & Meiser
8115 Maple Lawn Blvd, Suite 175
Fulton, MD 20759
410-489-1996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PAUL WESLEY BURKLEY

Notice is given that Catherine Smith-Humphries, whose address is c/o Kaitlyn E. DiFerdinando, Esquire, Lewicky, O'Connor, Hunt & Meiser, 8115 Maple Lawn Blvd, Suite 175, Fulton, MD 20759, was on July 25, 2022 appointed Personal Representative of the estate of Paul Wesley Burkley, who died on March 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2023.

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

(1) Six months from the date of the decedent's death, 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.

CATHERINE SMITH-HUMPHRIES
Personal Representative

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

Estate No. 120728

142486

(8-4,8-11,8-18)

LEGALS

ORDER OF PUBLICATION

SVITLANA WARD
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

vs.

DEREK TYLER

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,
MARYLAND

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

Property Address: 1019 Broadview Rd
Account Number: 05 0350371
Description: 19,805.0000 Sq.Ft. Friendly Hills Lot 46
Assmt: \$71,500.00
Liber/Folio: 37503/246
Assessed To: Derek Tyler

In the Circuit Court for
Prince George's County, Maryland
CAE 22-22209

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

Property Address: 1019 Broadview Rd
Account Number: 05 0350371
Description: 19,805.0000 Sq.Ft. Friendly Hills Lot 46
Assmt: \$71,500.00
Liber/Folio: 37503/246
Assessed To: Derek Tyler

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

It is thereupon this 8th day of August, 2022, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 2nd day of September, 2022, warning all persons interested in the said properties to be and appear in this Court by the 11th day of October, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142542 (8-11,8-18,8-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VIRGINIA C GRANVILLE
AKA: VIRGINIA CATHERINE GRANVILLE

Notice is given that Laurel G Ambach, whose address is 3 Alden Lane, Chevy Chase, Maryland 20815, and Eric Granville, whose address is 6917 Greenwood Drive, Glenn Dale, Maryland 20769, were on July 20, 2022 appointed Co-Personal Representatives of the estate of Virginia C Granville who died on July 3, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2023.

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; 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.

LAUREL G AMBACH
ERIC GRANVILLE
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. 125838

142446

(7-28,8-4,8-11)

NOTICE

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

Plaintiffs

vs.

Estate of Alvin B. Parkins
Defendant

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

CIVIL NO. CAEF 21-16561

ORDERED, this 4th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4313 Frank Street, Suitland, Maryland 20746 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 5th day of September, 2022 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 5th day of September, 2022, next.

The report states the amount of sale to be \$246,000.00.

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

142554

(8-18,8-25,9-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

INDIA M. TAYLOR
8481 Greenbelt Road
Unit T1
Greenbelt, MD 20770

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02691

Notice is hereby given this 1st day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8481 Greenbelt Road, Unit T1, Greenbelt, MD 20770, 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 September, 2022, 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 September, 2022.

The report states the purchase price at the Foreclosure sale to be \$120,000.00.

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

142506

(8-4,8-11,8-18)

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LEGALS

ORDER OF PUBLICATION

SANCTUARY COVE AT ST. ANDREWS SOUND COMMUNITY ASSOCIATION, INC.

Plaintiff.

v.

EGAN O'BRIEN, All Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's Title

Defendants.

IN THE SUPERIOR COURT OF CAMDEN COUNTY STATE OF GEORGIA

CIVIL ACTION FILE NO. 2022CV113

NOTICE that a PETITION TO ESTABLISH TITLE AGAINST ALL THE WORLD was filed on February 9, 2022, and an order for service by publication was issued on July 20, 2022. EGAN O'BRIEN, you are hereby summoned and required to file with the Clerk of said court and serve upon Plaintiff's attorney, whose name and address is:

**Taylor H. Haley
Compass Law Group, LLC
300 Main Street, Suite 301
Saint Simons Island, Georgia 31522**

an answer to the complaint in this action, within 30 days of the order for publication.

This 22nd day of July, 2022.

JENNIFER MELENDEZ
Camden County Superior Court Clerk, Deputy

142470 (8-4,8-11,8-18,8-25)

Christine Vaughan
1 North Charles Street, Suite 1101
Baltimore, MD 21202
410-385-0398

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUFUS JIMASON JR**

Notice is given that Cecilia Baldwin, whose address is 150 Leeds Creek Circle, Odenton, MD 21113 and Cheryl Jimason, whose address is 2408 Killarney Terrace, Odenton, MD 21113, were on July 18, 2022 appointed Co-Personal Representatives of the estate of Rufus Jimason Jr, who died on November 16, 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 18th day of January, 2023.

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; 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.

**CECILIA BALDWIN
CHERYL JIMASON**
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. 123247
142530 (8-11,8-18,8-25)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

CYNTHIA R. FULLEN
2003 Upshire Court
Bowie, MD 20721

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-00506**

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2003 Upshire Court, Bowie, MD 20721, 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 August, 2022, 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 August, 2022.

The report states the purchase price at the Foreclosure sale to be \$305,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142501 (8-4,8-11,8-18)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Damon Hill
7109 Old Branch Avenue
Temple Hills, MD 20748
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-17341**

Notice is hereby given this 21st day of July, 2022, 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 22nd day of August, 2022, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$235,050.91. The property sold herein is known as 7109 Old Branch Avenue, Temple Hills, MD 20748.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142468 (8-4,8-11,8-18)

Michelle D. Lee
The Law Office of Brian Gormley
10605 Concord St., Suite 420
Kensington, MD 20895
(240) 530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MELVERN LEROY HARROD**

Notice is given that Melissa S. Harrod, whose address is 14005 Bramble Lane Apt. 103, Laurel, Maryland 20708, was on July 19, 2022 appointed Personal Representative of the estate of Melvern Leroy Harrod who died on April 20, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2023.

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

- (1) Six months from the date of the decedent's death, 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.

MELISSA S. HARROD
Personal Representative

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

Estate No. 125766
142532 (8-11,8-18,8-25)

NOTICE

DARRYL L. MORGAN

vs.

TRESSIE GRIER
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-08531**

NOTICE IS HEREBY given this 28th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4547 Kinmount Road, Lanham, MD 20706, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2022.

PROVIDED, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 29th day of August, 2022.

The REPORT STATES the amount of sale to be Three Hundred Eighty-Two Thousand Dollars (\$382,000.00).

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142479 (8-4,8-11,8-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RAYMOND S PETERS**

Notice is given that Peter G Barclay, whose address is 2609 Walnut Ave, Hainesport, NJ 08036, was on July 19, 2022 appointed Personal Representative of the estate of Raymond S Peters who died on June 1, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2023.

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

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

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

PETER G BARCLAY
Personal Representative

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

Estate No. 125697
142490 (8-4,8-11,8-18)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Linda A. Pirrone

AND

Patrick Pirrone

10009 Marlboro Pike
Upper Marlboro, MD 20772
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-36546**

Notice is hereby given this 21st day of July, 2022, 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 22nd day of August, 2022, 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 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$307,100.00. The property sold herein is known as 10009 Marlboro Pike, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142466 (8-4,8-11,8-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JEFFREY B. RUSSELL
11813 Fairgreen Lane
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-02145**

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11813 Fairgreen Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 2022, 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 August, 2022.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142500 (8-4,8-11,8-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES GILLIS WEBSTER**

Notice is given that Gary William Webster, whose address is 13025 Blairmore Street, Beltsville, MD 20705, was on July 26, 2022 appointed Personal Representative of the estate of James Gillis Webster who died on May 19, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of January, 2023.

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

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

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

GARY WILLIAM WEBSTER
Personal Representative

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

Estate No. 125861
142491 (8-4,8-11,8-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NEIL ARCH ROBERTS JR.**

Notice is given that Saprina Robert, whose address is 5414 Ellerbie St, Lanham Seabrook, MD 20706, was on July 26, 2022 appointed Personal Representative of the estate of Neil Arch Roberts Jr., who died on June 18, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of January, 2023.

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

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

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

SAPRINA ROBERT
Personal Representative

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

Estate No. 125816
142482 (8-4,8-11,8-18)

NOTICE

KEITH M. YACKO,
Substitute Trustee, et al,
Plaintiffs,

v.

ROSA T. DESTROY,
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-02188**

ORDERED this 29th day of July, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 3827 Saint Barnabas Road, Unit T-2, Suitland, MD 20746 mentioned in these proceedings, made and reported Keith M. Yacko, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2022, 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 29th day of August, 2022, next.

The report states the amount of sale to be \$91,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142502 (8-4,8-11,8-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **VELMA IRENE FOX DARBY**

Notice is given that Martha L Darby, whose address is 5429 Taussig Road, Bladensburg, MD 20710, was on July 27, 2022 appointed Personal Representative of the estate of Velma Irene Fox Darby who died on April 23, 2020 with a will.

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

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

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

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.

MARTHA L DARBY
Personal Representative

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

Estate No. 120534
142493 (8-4,8-11,8-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOAN LASHLEY**

Notice is given that Kathryn Fialk, whose address is 13105 Meadow Hall Court, Herndon, VA 20171, was on July 07, 2022 appointed Personal Representative of the estate of Joan Lashley who died on November 18, 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 7th day of January, 2023.

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

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

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

KATHRYN FIALK
Personal Representative

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

Estate No. 122565
142566 (8-18,8-25,9-1)

NOTICE

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

vs.

**Rammitta X. Jones and
Estate of Calvin K. Jones**
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF 19-13347**

ORDERED, this 5th day of August, 2022 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1406 Peachwood Lane, Bowie, Maryland 20716 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 5th day of September, 2022 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 5th day of September, 2022, next.

The report states the amount of sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142555 (8-18,8-25,9-1)

William Paul Blackford, Esq. (Attorney)
Blackford & Flohr, LLC
513 Benfield Road, Suite 302
Severna Park, MD 21146
410-647-6677

NOTICE TO

LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE’S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND

THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK
AND PLANNING COMMISSION

Pursuant to the Regional District Act, codified under Division II of the Land Use Article of the Maryland Code, as well as the Zoning Ordinance of Prince George’s County, Maryland, codified under Subtitle 27 of the Prince George’s County Code, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

The Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-002-2022)

To view the Council Resolution (CR-002-2022) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

PUBLIC HEARING DATE/TIME: Tuesday, October 11, 2022, at 5:00 p.m.

PUBLIC HEARING LOCATION: Virtual and In-Person Meeting View using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give members of the public the opportunity to provide public comment, in support or opposition, concerning the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE: Virtual and In-Person Public Hearing / Remote Participation

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.

The staff draft sector plan and proposed sectional map amendment can be viewed online at <https://pgplan.org/WHQCStaffDraft>, or a physical copy is available for review on site at no cost at the following locations:

1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD 20781
2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier, MD 20712
3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722
4. Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782
5. Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount Rainier, MD 20712
6. M-NCPPC Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 (by appointment only, call 240-545-8976)

The Prince George’s County Council will meet in a hybrid manner – both virtually and in-person – until further notice. To register to speak or submit comments or written testimony, please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. 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. Written comments may be submitted through the close of business on **Wednesday, October 26, 2022**, when the record of public hearing testimony will close.

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

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

The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing and/or submit a written statement on the record regarding the plan or SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George’s County, set forth in Sections 5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. The completed affidavit must be received by the Clerk of the Council prior to the close of business on **Friday, September 9, 2022**. Additionally, in accordance with Section 2-296 of the Prince George’s County Code and Maryland Annotated Code, General Provisions, Section 5-836, any communication on the matter with a member of the County Council or the County Executive must be disclosed via an *ex parte* disclosure form. The form must be filed within five (5) working days after the communication was made or received.

Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council’s eComment portal, rather than by U.S. mail.

Section 27-4102(b) of the Prince George’s County Zoning Ordinance states that the “order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.”

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, September 9, 2022, may delay or prohibit consideration of your testimony by the District Council.

Affidavit and *ex parte* disclosure forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Ex parte disclosure: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE’S COUNTY, MARYLAND
Calvin S. Hawkins, II, Chairman

ATTEST:
Donna J. Brown
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: Asuntha Chiang-Smith
Executive Director

ATTEST:
Gavin Cohen
Secretary-Treasurer

142579

(8-18,8-25)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND

CB-021-2022 (DR-2) - AN ACT CONCERNING LAW ENFORCEMENT ACCOUNTABILITY for the purpose of implementing the Maryland Police Accountability Act of 2021 passed by the General Assembly; establishing a Police Accountability Board, an Administrative Charging Committee and Trial Boards for Prince George’s County and municipalities within the jurisdiction of Prince George’s County; setting forth the qualifications for members of these boards and committee and method of appointment; setting forth the process for selection of the Police Accountability Board chairperson; providing for a process to receive certain complaints alleging police misconduct; setting forth the duties of each board and committee; defining certain terms; providing for the staggering of initial appointments to the Police Accountability Board; providing for the application of this Act; and generally relating to police accountability in Prince George’s County.
ENACTED: 7/5/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-022-2022 - AN ACT REPEALING THE CITIZEN COMPLAINT OVERSIGHT PANEL AS PART OF THE NEW PRINCE GEORGE’S COUNTY LAWS BEING ENACTED IN ACCORDANCE WITH THE STATE OF MARYLAND POLICE ACCOUNTABILITY ACT OF 2021 for the purpose of repealing, in its entirety Subtitle 18, Subdivision 3-Citizen Complaint Oversight Panel.
ENACTED: 7/5/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-023-2022 - AN ACT REPEALING THE PRINCE GEORGE’S COUNTY POLICE DEPARTMENT USE OF FORCE STATUTORY PROVISION AS PART OF THE NEW COUNTY LAWS BEING ENACTED IN ACCORDANCE WITH THE STATE OF MARYLAND POLICE ACCOUNTABILITY ACT OF 2021 for the purpose of repealing Section 18-156 - Use of Force.
ENACTED: 7/5/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-024-2022 - AN ACT CONCERNING PARTICIPATION BY PUBLIC SAFETY EMPLOYEES IN CERTAIN MATTERS AND USE OF COUNTY RESOURCES BY POLICE OFFICERS DURING PARTICIPATION IN THOSE MATTERS for the purpose of amending and clarifying certain prohibited conduct for employees of Prince George’s County, Maryland.
ENACTED: 7/5/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-027-2022 - AN ACT CONCERNING THE PREVAILING WAGE RATE NOTICE for the purpose of providing the prevailing wage determinations to be publicly posted on the homepage of the Wage Determination Board’s website to improve accessibility and transparency of the decisions of the Board.
ENACTED: 6/28/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-029-2022 (DR-2) - AN ACT CONCERNING A PROPERTY TAX CREDIT FOR ELDERLY INDIVIDUALS for the purpose of establishing a property tax credit for certain elderly individuals.
ENACTED: 6/28/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022

CB-037-2022 - AN ACT CONCERNING AMENDMENT OF SECTIONS 308 AND 406, CHARTER OF PRINCE GEORGE’S COUNTY for the purpose of proposing an amendment to Sections 308 and 406 of the Charter of Prince George’s County to have the compensation of the County Council members and the County Executive comply with State law.
Enacted on 7/5/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-038-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTIONS 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, CHARTER OF PRINCE GEORGE’S COUNTY for the purpose of proposing an amendment to Sections 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, Charter of Prince George’s County to provide for gender neutral language in several sections throughout the Charter.
Enacted on 7/5/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-039-2022 - AN ACT CONCERNING AMENDMENT OF SECTION 607, CHARTER OF PRINCE GEORGE’S COUNTY for the purpose of proposing an amendment to Section 607 of the Charter of Prince George’s County to include County law for the encouragement and support of local and minority businesses consistent with requirements of Federal, State, and County law; and generally regarding local and minority businesses.
Enacted on 7/5/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-041-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE’S COMMUNITY COLLEGE for the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$64,611,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of t...
Enacted on 7/5/2022. Signed on 7/15/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-042-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$51,939,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.
Enacted on 7/5/2022. Signed on 7/15/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-043-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$9,258,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.
Enacted on 7/5/2022. Signed on 7/15/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-044-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES for the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$208,686,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.
Enacted on 7/5/2022. Signed on 7/15/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-045-2022 (DR-2) - AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George’s County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$45,925,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum...
Enacted on 7/5/2022. Signed on 7/15/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-046-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 603, CHARTER OF PRINCE GEORGE’S COUNTY for the purpose of proposing an amendment to Section 603 of the Charter of Prince George’s County to amend the requirements regarding public notice for bids or proposals that shall be advertised on a publicly available website designated by the County Purchasing Agent, and in any other manner determined by the County Code; to provide that such purchases and contracts shall be made from or awarded to the responsive and responsible bid that is most favorable to the County with respect to “best value”, including technical requirements, diversity of suppliers, and costs, as defined in the Code; to provide for bonding and generally regarding competitive bidding.
Enacted on 7/5/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-048-2022 (DR-2) - AN ACT CONCERNING AMENDMENT OF SECTION 307, CHARTER OF PRINCE GEORGE’S COUNTY for the purpose of proposing an amendment to Section 307 of the Charter of Prince George’s County to provide that an at-large Council member shall have been a qualified voter of Prince George’s County for at least one year immediately preceding their general election; to provide that Council members representing one of the nine Council districts shall have been a qualified voter of their respective Council district for at least one year immediately preceding their general election; and to provide that in an election year immediately following an approved decennial redistricting plan changing the boundaries of any Council district, the one year residency requirement immediately preceding the general election shall not apply if a person is deemed a qualified voter but no longer resides in their former Council district because of a boundary change in the approved decennial redistricting plan. Such person shall ...
Enacted on 7/5/2022. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 8, 2022.

CB-054-2022 - 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.
ENACTED: 7/5/2022; SIGNED: 7/15/2022; EFFECTIVE: 8/29/2022.

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

ATTEST:
Donna J. Brown
Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

142580

(8-18)

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, AUGUST 29, 2022

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

11:00 A.M.

Notice is hereby given that on Monday, August 29, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-030-2022 (DR-2) – 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.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George’s County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

These policies are in effect until otherwise changed and, 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

142578

(8-18,8-25)

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

6711 SURREATTS RD.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 4, 2018, recorded in Liber 41124, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,500.00, 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

AUGUST 30, 2022 AT 11:00 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 \$12,000 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. 354725-1)

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

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



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

142509 (8-11,8-18,8-25)

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

3008 ALDERTON AVE.
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 31, 2010, recorded in Liber 32021, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$212,143.00, 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

AUGUST 30, 2022 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 327011-1)

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

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



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

142510 (8-11,8-18,8-25)

LEGALS

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

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

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

You must reclaim these vehicles by: **08/31/2022**

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

2015 CHRYSLER 300 MD 2DZ4374 2C3CCAGG7FH883147

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

2008 NISSAN MAXIMA MD 3EN3000 1N4BA41E18C809515
2001 LINCOLN LS VA UNV1189 1LNHM87A41Y664014
2008 DODGE CARAVAN DC GM9737 2D8HN54P78R623501
2014 NISSAN VERSA DC GM6520 3N1CN7AP3EL809492
2007 JEEP GRAND CHEROKEE VA UAA9130 1J8GS48K87C689759

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

1997 TOYOTA COROLLA MD 6EF1214 2T1BB02E8VC200732
2014 BMW X3 DC EP3476 5UXWX9C53E0D35599

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

2012 MERCEDES-BENZ C300 MD 9EW9082 WDDGF8BB5CR201201
2010 INFINITY G37X VA 68012G JN1CV6AR5AM461884

142576 (8-18)

LEGALS

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

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

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

You must reclaim these vehicles by: **08/31/2022**

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

2004 INFINITI G35 MD 8EY4146 JNKCV54E34M814898
2009 MITSUBISHI LANER TX 11006H6 JA3AU86W99U018617
2019 NISSAN ALTIMA 1N4BL4CV6KC202847
2015 CHRYSLER 200 MD 6EX7629 1C3CCAB8FN704324
2011 CHEVROLET SILVERADO MD 4AK0246 1GB0CVCG5BF231610
1995 TOYOTA COROLLA 2T1AE04BXSC094298
2008 HONDA ACCORD 1HGCP26358A093501

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

2008 NISSAN MAXIMA VA UTL6886 1N4BA41E18C800054
2006 BMW 530I WBANE73566CM32698
2009 ACURA MDX MD 1EM1426 2HNYD18231H507369

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

2006 FORD RANGER VA UPV5574 1FTYR14U16PA09270
1998 ACURA INTEGRA MD T0404537 JH4DC4351WS004495
1998 TOYOTA AVALON 4T1BF1889WU218423
2005 CHEVROLET ASTRO VAN VA UFG3939 1GCDM19X85B109832
2006 FORD ECONOLINE 1FB5S31L16HA30412
2005 NISSAN MURANO JN8AZ08W35W432898
1994 CHEVROLET GMT400 1GBHC34K2RE200681
2011 CHEVROLET IMPALA 2G1WF5EK0B1111129

LEGALS

2006 CHRYSLER 300 VA USL4672 2C3KK53G06H375064
2005 VOLKSWAGEN JETTA 3VWVD171K95M630246
2008 MAZDA RX-8 TX 15368N4 JM1FE173380215210
2014 DODGE GRAND CARAVAN VA UKG4717 2C4RDGBG8ER419094
1993 MERCEDES-BENZ 190E DC BS3711 WDBDA28D6PG092412
2001 FORD WINDSTAR 2FMZA51431BA51488

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

2012 CADILLAC CTS MD 7CD8255 1G6DH5E53C0113945

142577 (8-18)

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

12122 APACHE TEARS CIR.
LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 23, 2003, recorded in Liber 19027, Folio 641 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,500.00, 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

AUGUST 23, 2022 AT 10:45 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. 355923-1)

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

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



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

142473 (8-4,8-11,8-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

TRACY A. LEDBETTER (DECEASED)
3032 Brinkley Station Drive
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-12950**

Notice is hereby given this 15th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3032 Brinkley Station Drive, 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 15th day of September, 2022, 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 September, 2022.

The report states the purchase price at the Foreclosure sale to be \$216,000.00.

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

142581 (8-18,8-25,9-1)

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PRINCE
GEORGE'S
POST**

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**Fax
301-627-6260**

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TODAY!**

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

**2810 BIRDSEYE LN.
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28841, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$487,500.00, 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

AUGUST 23, 2022 AT 10:47 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 353299-1)

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

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



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

142474 (8-4,8-11,8-18)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4002 91ST AVENUE
HYATTSVILLE, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 30, 2022
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 \$17,000.00 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 # 17-603463)

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

142508 (8-11,8-18,8-25)

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

**4128 CANDY APPLE LN.
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated October 23, 2009, recorded in Liber 31114, Folio 438 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,468.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 7, 2022 AT 10:34 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 2, Building 20, Phase 20, Applegate 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 335403-2)

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

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



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

142551 (8-18,8-25,9-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY L JONES**

Notice is given that Stephanie Berry, whose address is 335 Hillside Terrace, Landover, MD 20785, was on August 4, 2022 appointed Personal Representative of the estate of Mary L. Jones, who died on July 2, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of February, 2023.

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

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

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

STEPHANIE BERRY
Personal Representative

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

Estate No. 125940

142569 (8-18,8-25,9-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **VINCENT EUGENE FLOCKER**

Notice is given that Jasmine N Spulka, whose address is 807 8th Street, #103, Laurel, MD 20707, was on July 12, 2022 appointed Personal Representative of the estate of Vincent Eugene Flocker, who died on April 25, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of January, 2023.

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

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

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

JASMINE N. SPULKA
Personal Representative

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

Estate No. 125212

142571 (8-18,8-25,9-1)

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

**5401 ODELL RD.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated April 15, 2008, recorded in Liber 29711, Folio 713 among the Land Records of Prince George's County, MD, with an original principal balance of \$419,093.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 7, 2022 AT 10:36 AM

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

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

Terms of Sale: A deposit of \$40,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 301148-2)

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



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142552 (8-18,8-25,9-1)

Holly H Devaser
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Riverdale Park, MD 20737
240-467-2201

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELMA MILLICENT RICHARDSON**

Notice is given that Ianna Richardson, whose address is 7901 Powhatan Street, New Carrollton, MD 20784, was on June 7, 2022 appointed Personal Representative of the estate of Elma Millicent Richardson, who died on May 4, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of December, 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; 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.

IANNA RICHARDSON
Personal Representative

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

Estate No. 125163

142568 (8-18,8-25,9-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN ALVA JONES**

Notice is given that Monifa Battle-Carpenter, whose address is 16811 Blue Indigo Court, Accokeek, Maryland 20607, was on June 8, 2022 appointed Personal Representative of the estate of Helen Alva Jones, who died on April 16, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of December, 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; 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.

MONIFA BATTLE-CARPENTER
Personal Representative

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

Estate No. 125429

142570 (8-18,8-25,9-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1545 POTOMAC HEIGHTS DRIVE, UNIT # 251
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Patricia Butler, dated February 21, 2017 and recorded in Liber 39273, Folio 295 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,000.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 6, 2022, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142573

(8-18,8-25,9-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4723 RIDGELINE TERRACE, UNIT 296
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Stacey M. Dunson, dated July 14, 2017 and recorded in Liber 39876, Folio 393, and re-recorded in Liber 44099, Folio 550 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,300.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 6, 2022, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co, Inc
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142574

(8-18,8-25,9-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5003 BOYDELL AVENUE
OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Saint E. Gartrell, and Mary C. Gartrell, dated July 27, 2007 and recorded in Liber 28448, Folio 232 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$ 544,185.00, and an original interest rate of 2.550%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 6, 2022, 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 \$54,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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142575

(8-18,8-25,9-1)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CARLOS ENRIQUE BLANCO
MONTANO**

Notice is given that Gloria Del Carmen Duran De Blanco, whose address is 8413 Clay Drive, Fort Washington, MD 20744, was on July 29, 2022 appointed Personal Representative of the estate of Carlos Enrique Blanco Montano, who died on March 5, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 January, 2023.

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

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

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

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

GLORIA DEL CARMEN DURAN
DE BLANCO
Personal Representative

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

Estate No. 125759

142529 (8-11,8-18,8-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUDREY M CALDWELL

Notice is given that Theresa M Caldwell, whose address is 420 High Street #103, Petersburg, VA 23804, was on July 11, 2022 appointed Personal Representative of the estate of Audrey M Caldwell who died on December 24, 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 11th day of January, 2023.

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

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

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

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

THERESA M CALDWELL
Personal Representative

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

Estate No. 125625

142533 (8-11,8-18,8-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ROSE EVANGELINE EVANS
WELLS**

Notice is given that Kristin D Wells, whose address is 5817 6th Street NW, Washington, DC 20011, was on July 22, 2022 appointed Personal Representative of the estate of Rose Evangeline Evans Wells who died on March 30, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2023.

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

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

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

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

KRISTIN D WELLS
Personal Representative

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

Estate No. 124964

142534 (8-11,8-18,8-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARGARET LOUISE
HUDDLESTON**

Notice is given that Frank Huddleston, whose address is 402 Brookview Drive, San Antonio, TX 78213, was on July 18, 2022 appointed Personal Representative of the estate of Margaret Louise Huddleston who died on November 28, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2023.

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

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

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

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

FRANK HUDDLESTON
Personal Representative

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

Estate No. 121751

142535 (8-11,8-18,8-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL K WILLIAMS

Notice is given that Quintin M Williams, whose address is 3509 Sunflower Place, Bowie, Maryland 20721, was on July 29, 2022 appointed Personal Representative of the estate of Michael K Williams who died on June 1, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of January, 2023.

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

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

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

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

QUINTIN M WILLIAMS
Personal Representative

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

Estate No. 125898

142536 (8-11,8-18,8-25)

ORDER OF PUBLICATION BY POSTING

JOSE ADRIAN RIVAS,
Plaintiff,

vs.

LUCILA DEL CARMEN DEL CID
VEGA
Defendant

In the Circuit Court for
Prince George's County, Maryland
Case No. CAD22-16775

ORDERED, ON THIS 8TH day of AUGUST 2022, by the Circuit Court for Prince George's County MD:

That the Defendant, LUCILA DEL CARMEN DEL CID VEGA, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is Playa Tamarindo, La Union, El Salvador, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, LUCILA DEL CARMEN DEL CID VEGA, in accordance with Maryland Rule 2-121(c) as follows:

By publishing in a publication of general circulation and a copy of the summons and Complaint shall be mailed to the defendant's last known address; and it is further ORDERED, said posting to be completed by the 7th day of September, 2022, and it is further:

ORDERED that the DEFENDANT, LUCILA DEL CARMEN DEL CID VEGA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7TH DAY OF OCTOBER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
142546 (8-11,8-18,8-25)

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