

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6513 8TH AVENUE
HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust from Robert M. Fuller, dated September 22, 2004 and recorded in Liber 21503, Folio 705 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$228,000.00, and an original interest rate of 5.750%, 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 **JANUARY 24, 2023, 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 \$15,000.00 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, Kevin Hildebeidel, and Kathleen Young, Substitute Trustees

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143646 (1-5,1-12,1-19)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1001 NENE GOOSE CT.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 13, 2006, recorded in Liber 26050, Folio 288 among the Land Records of Prince George's County, MD, with an original principal balance of \$438,080.00, 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

JANUARY 24, 2023 AT 10:46 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 \$47,000 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. 321842-2)

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Howard N. Bierman, Carrie M. Ward, et al.,
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143655 (1-5,1-12,1-19)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

206 KING JAMES RD.
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 26, 2006, recorded in Liber 28899, Folio 253 among the Land Records of Prince George's County, MD, with an original principal balance of \$430,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:48 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 346908-1)

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143656 (1-5,1-12,1-19)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9206 3RD ST.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 20, 2007, recorded in Liber 29068, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$383,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$34,000 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. 338743-1)

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143604 (12-29,1-5,1-12)

NOTICE OF PUBLIC HEARING ON PROPOSED FINANCING OF EQUIPMENT BY:

Boulevard Heights Volunteer Fire & Rescue Department, Inc.

NOTICE IS HEREBY GIVEN that Boulevard Heights Volunteer Fire & Rescue Department, Inc. located in Capitol Heights, MD will meet on January 13, 2023 at 10:00am for the purpose of holding a public hearing pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, on a proposal that the issuer enter into a Lease-Purchase Agreement in order to finance Pierce Enforcer Engine, to be located at 4101 Alton Street.

To finance the costs of such equipment and to pay costs and expenses incidental to the financing, the Issuer proposes to enter into a loan agreement in the maximum aggregate principal amount not to exceed \$800,000. The rental payments due pursuant to the loan agreement will be secured by a security interest in the equipment.

The meeting will be held at: Boulevard Heights Volunteer Fire & Rescue Department, Inc.
4101 Alton Street
Capitol Heights, MD 20742

All interested may appear and be heard at said time and place or may file written comments with the issuer prior to the date of the hearing set forth hereinabove.

BY ORDER OF

Boulevard Heights Volunteer Fire & Rescue Department, Inc.

143650 (1-5)

City of New Carrollton
Notice of Public Hearing
City Council Seeking Public Input for the Process of the
City's May 1, 2023 General Election.

Public Hearing – Wednesday, January 18, 2023.

The City of New Carrollton, Maryland, will hold a public hearing to seek input in the City's 2023 General Election Process to be a Vote-by-Mail or Vote in Person process:

Should the City Council approve the City's General Election of Monday, May 1, 2023 to be held via Vote-by-Mail Election.

OR

Should the City Council approve the City's General Election of Monday, May 1, 2023 to be held via in Person.

PLACE OF MEETING: VIRTUAL

TIME: 7:00 PM

DATE: January 18, 2023

City Council of New Carrollton
Attest: Araceli Guzman-Benitez, City Clerk

143653 (1-5)

LEGALS

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6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2413 BAIKAL LOOP
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated October 13, 2010, recorded in Liber 32149, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:19 AM

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

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

Terms of Sale: A deposit of \$25,000 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. 313325-3)

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143605 (12-29,1-5,1-12)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

2506 MARKHAM LANE
UNIT 4
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Vannette E. Moten, dated January 5, 2007, and recorded in Liber 28279 at folio 100 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

JANUARY 10, 2023
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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% 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 # 22-600832)

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

143430 (12-22,12-29,1-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8503 OLIVER ST.
NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust dated October 18, 2006, recorded in Liber 26542, Folio 558 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,350.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:21 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 343115-1)

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

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143606 (12-29,1-5,1-12)

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5601 PARKER HOUSE TERR
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 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

JANUARY 17, 2023
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 \$20,000.00 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 5.25% 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 # 22-600952)

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

143521 (12-29,1-5,1-12)

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

3019 SUNSET LN.
SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated December 28, 2006, recorded in Liber 27608, Folio 141 among the Land Records of Prince George's County, MD, with an original principal balance of \$51,900.00, 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

JANUARY 10, 2023 AT 10:50 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 357716-2)

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143510 (12-22,12-29,1-5)

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

3906 NICHOLSON STREET
HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Estate of Chhingi Khalthang AKA Chhingi K Darrikhuma and S Samuel Darrikhuma, dated July 1, 2003, and recorded in Liber 18082 at folio 404 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772, on

JANUARY 10, 2023
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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604042)

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

143431 (12-22,12-29,1-5)

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

7012 GATEWAY BLVD
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 20, 2007, recorded in Liber 29435, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:52 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. 331432-3)

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143511 (12-22,12-29,1-5)

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

12217 QUADRILLE LANE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 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

JANUARY 10, 2023
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602860)

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

143432 (12-22,12-29,1-5)

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

7524 BELGRAVIA LN.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated June 9, 2009, recorded in Liber 31205, Folio 508 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,196.00, 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

JANUARY 10, 2023 AT 10:54 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. 330786-7)

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143512 (12-22,12-29,1-5)

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

613 64TH PLACE
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 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

JANUARY 17, 2023
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 \$13,000.00 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 5.625% 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 # 18-603838)

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

143522 (12-29,1-5,1-12)

LEGALS

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Rockville, MD 20852
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6900 GREENBORO LN.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated October 29, 2007, recorded in Liber 28962, Folio 478 among the Land Records of Prince George's County, MD, with an original principal balance of \$353,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 10, 2023 AT 10:56 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. 341404-1)

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143513 (12-22,12-29,1-5)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2817 FOREST RUN DR., UNIT B
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated April 24, 2012, recorded in Liber 33635, Folio 182 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,452.00, 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

JANUARY 18, 2023 AT 11:13 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit number 2817 B, Phase three (3), The Avenue at Forest Run 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 \$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. 355616-1)

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

143602 (12-29,1-5,1-12)

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

**2716 KELNER DR.
LANDOVER A/R/T/A HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated February 19, 2009, recorded in Liber 30615, Folio 195 among the Land Records of Prince George's County, MD, with an original principal balance of \$465,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$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. 333526-3)

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

143603 (12-29,1-5,1-12)

Harry A. Suissa, Esq.
8720 Georgia Avenue, Suite 1010
Silver Spring, MD 20910
301-589-1600

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ANNE GRETA SERRANO**

Notice is given that Keith Serrano, whose address is 10804 Blackpowder Court, Fort Washington, MD 20744, was on December 7, 2022 appointed Personal Representative of the estate of Anne Greta Serrano, who died on January 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 2nd day of June, 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.

KEITH SERRANO
Personal Representative

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

Estate No. 126634
143496 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RONALD J. FREEMAN, II**

Notice is given that Sharon Y. Ouattara, whose address is 9737 Mt. Pisgah Rd., #1511, Silver Spring, MD 20903, was on December 7, 2022 appointed Personal Representative of the estate of Ronald J. Freeman, II, who died on September 9, 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 June, 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.

SHARON Y. OUATTARA
Personal Representative

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

Estate No. 127368
143497 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KATHY ELIZABETH DANIEL**

Notice is given that Krystal E Wilcox, whose address is 12500 Martin Road, Brandywine, MD 20613, was on December 21, 2022 appointed Personal Representative of the estate of Kathy Elizabeth Daniel, who died on November 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 personal representative or the attorney.

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

KRYSTAL E. WILCOX
Personal Representative

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

Estate No. 127503
143647 (1-5,1-12,1-19)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PATRICIA ANN GAINEY JOHNSON**

Notice is given that Derek A Gaaney, whose address is 711 Sheridan Street NW, Washington, DC 20011, was on December 14, 2022 appointed Personal Representative of the estate of Patricia Ann Gaaney Johnson who died on August 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 14th day of June, 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.

DEREK A GAINEY
Personal Representative

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

Estate No. 127006
143635 (12-29,1-5,1-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DORIS TYSON**

Notice is given that Charles Q. Tyson, whose address is 4025 Baron Street, White Plains, MD 20695, was on November 30, 2022 appointed Personal Representative of the estate of Doris Tyson who died on November 12, 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 30th day of May, 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.

CHARLES Q. TYSON
Personal Representative

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

Estate No. 127350
143482 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DAVID SOUSA TEIXEIRA**

Notice is given that Maria Nicolas Reyes, whose address is 6221 60th Place, Riverdale, MD 20737, was on November 10, 2022 appointed Personal Representative of the estate of David Sousa Teixeira, who died on May 13, 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 10th day of May, 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.

MARIA NICOLAS REYES
Personal Representative

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

Estate No. 126091
143626 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15950 ALAMEDA DRIVE
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Mark David Hodge, and Deborah Ann Hodge, dated August 24, 2007 and recorded in Liber 29017, Folio 597 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, and an original interest rate of 4.000%, 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 **JANUARY 24, 2023, 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

143642 (1-5-1-12,1-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8002 POWHATAN STREET
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Ngoan Le, dated January 22, 2007 and recorded in Liber 27244, Folio 107 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, and an original interest rate of 5.000%, 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 **JANUARY 24, 2023, 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 \$22,000.00 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, Kevin Hildebeidel, Kyle Blackstone,
and Kathleen Young,
Substitute Trustees

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

143643 (1-5-1-12,1-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2304 MITCHELLVILLE ROAD
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorraine E. Webb, dated April 5, 2019 and recorded in Liber 41987, Folio 596 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$ 289,500.00, and an original interest rate of 5.019%, 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 **JANUARY 24, 2023, 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 \$14,000.00 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, Kevin Hildebeidel, Kyle Blackstone,
and Kathleen Young,
Substitute Trustees

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

143644 (1-5-1-12,1-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERTA GRACE LESTER

Notice is given that Phillip Anthony Lester, whose address is 12605 Dunkirk Drive, Upper Marlboro, MD 20772, was on December 5, 2022 appointed Personal Representative of the estate of Berta Grace Lester, who died on October 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 5th day of June, 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 ANTHONY LESTER
Personal Representative

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

Estate No. 127334

143494 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN SUE CASWELL

Notice is given that Julia C Daitch, whose address is 9604 Bruce Drive, Silver Spring, MD 20910, was on December 8, 2022 appointed Personal Representative of the estate of Ellen Sue Caswell, who died on October 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 June, 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.

JULIA C. DAITCH
Personal Representative

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

Estate No. 127154

143495 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAXINE ANITA SMITH

Notice is given that Kobi Smith, whose address is 4302 Henderson Road, Temple Hills, MD 20748, was on December 7, 2022 appointed Personal Representative of the estate of Maxine Anita Smith, who died on August 19, 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 June, 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.

KOBI 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. 126385

143500 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BASIL KANAYO OSUJI

Notice is given that Abigail Chijoke Osuji, whose address is 12029 Quorum Place, Bowie, MD 20720, was on December 2, 2022 appointed Personal Representative of the estate of Basil Kanayo Osuji, who died on May 29, 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 2nd day of June, 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.

ABIGAIL CHIJOKE OSUJI
Personal Representative

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

Estate No. 127377

143501 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IVY I HARRIS

Notice is given that Doris R Dyson, whose address is 1321 Old Piscataway Road, Fort Washington, MD 20744, was on December 8, 2022 appointed Personal Representative of the estate of Ivy I Harris, who died on November 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 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 June, 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.

DORIS R DYSON
Personal Representative

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

Estate No. 127428

143498 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARSNOLA WATSON

Notice is given that Michele L. Glymph, whose address is 7905 Jaywick Avenue, Fort Washington, MD 20744, was on December 8, 2022 appointed Personal Representative of the estate of Arsnola Watson, who died on November 14, 2021 without a will.

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

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

MICHELE L. GLYMPH
Personal Representative

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

Estate No. 127339

143499 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

JACQUELINE DAVID
UNION HOME MORTGAGE
CORP
SAMUEL I WHITE, P.C.
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 0245423, PLAT 3; 8,874.0000 SQ.FT. & IMPS. PERRYWOOD LOT 67 BLK B; ASSMT \$385,533 LIB 44556 FL 227; KNOWN AS 13201 WATER FOWL WAY UPPER MARLBORO MD 20774.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000802

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

Prince George's County, described as follows: Tax Account No 0245423, PLAT 3; 8,874.0000 SQ.FT. & IMPS. PERRYWOOD LOT 67 BLK B; ASSMT \$385,533 LIB 44556 FL 227; KNOWN AS 13201 WATER FOWL WAY UPPER MARLBORO MD 20774.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143468 (12-22,12-29,1-5)

ORDER OF PUBLICATION

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

Plaintiff

vs.

ROSANNA L DICKERSON
NATIONSTAR MORTGAGE LLC
Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2266641, UNIT 905; 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$91,333 LIB 07418 FL 751 UNIT 905; KNOWN AS 5500 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 905.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000806

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

Prince George's County, described as follows: Tax Account No 2266641, UNIT 905; 3,840.0000 SQ.FT. & IMPS. FRENCHMANS CREEK C; ASSMT \$91,333 LIB 07418 FL 751 UNIT 905; KNOWN AS 5500 KAREN ELAINE DR HYATTSVILLE MD 20784 CONDO UNIT: 905.

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143469 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

THE ESTATE OF VAOLA HUFF

AND

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

AND

SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TRUSTEE

AND

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

817 BOOKER PL
CAPITOL HEIGHTS, MD 20743

And

Unknown Owner of the property 817 BOOKER PL described as follows: Property Tax ID 18-2044899 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000814

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

LOT 9 BLK F SUB, Assmt 220,133.00 Lib 02807 FL 223 and assessed to THE ESTATE OF VAOLA HUFF and, also known as 817 BOOKER PL, CAPITOL HEIGHTS, MD 20743, Tax Account No. 18-2044899 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143462 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

MILDRED A SANFORD

AND

BRANCH BANKING AND TRUST COMPANY
N/K/A TRUIST BANK

AND

HERBERT M WAYNE, TRUSTEE

AND

WILLIAM J ZIEGLER, TRUSTEE

AND

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

2110 SARANAC ST
HYATTSVILLE, MD 20783

And

Unknown Owner of the property 2110 SARANAC ST described as follows: Property Tax ID 17-1954452 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000815

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

ADELPHI HILLS LOT 3 BLK C, Assmt 295,800.00 Lib 03992 FL 836 and assessed to MILDRED A SANFORD and HUGH L SANFORD, JR, and, also known as 2110 SARANAC ST, HYATTSVILLE, MD 20783, Tax Account No. 17-1954452 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143463 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

EDWARD K RICKETS

AND

SUNRISE HOME OWNERS ASSOCIATION, INC

AND

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

6404 CARYHURST DR
FORT WASHINGTON, MD 20744

And

Unknown Owner of the property 6404 CARYHURST DR described as follows: Property Tax ID 12-1366012 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000842

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

SUNRISE PLAT FIVE LOT 1 BLK C, Assmt 297,200.00 Lib 05546 FL 811 and assessed to EDWARD K RICKETS, also known as 6404 CARYHURST DR, FORT WASHINGTON, MD 20744, Tax Account No. 12-1366012 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143465 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

BRAHM N PERSAUD

AND

GREENPOINT MORTGAGE FUNDING, INC

AND

SUELLEN WOHLFARTH, TRUSTEE

AND

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC A/K/A MERSCORP HOLDINGS, INC

AND

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

6217 CHEVERLY PARK DR
HYATTSVILLE, MD 20785

And

Unknown Owner of the property 6217 CHEVERLY PARK DR described as follows: Property Tax ID 02-0127738 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000887

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

PROSPECT HILL LOT 27 BLK C, Assmt 457,000.00 Lib 39178 FL 597 and assessed to BRAHM N PERSAUD, also known as 6217 CHEVERLY PARK DR, HYATTSVILLE, MD 20785, Tax Account No. 02-0127738 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143466 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

DEBORAH W REEVES

AND

WELLS FARGO FINANCIAL BANK

AND

LAKE LARGO TOWNHOUSE ASSOCIATION, INC

AND

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

502 CRUSHER CT
UPPER MARLBORO, MD 20774

And

Unknown Owner of the property 502 CRUSHER CT described as follows: Property Tax ID 13-2828598 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000889

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

LARGO TOWN CENTER LOT 32 BLK C, Assmt 274,767.00 Lib 10718 FL 393 and assessed to DEBORAH W REEVES, also known as 502 CRUSHER CT, UPPER MARLBORO, MD 20774, Tax Account No. 13-2828598 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 6th day of January, 2023, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143467 (12-22,12-29,1-5)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

ELVA B NELSON

AND

TOWER FEDERAL CREDIT UNION

AND

GEORGE R BOND, TRUSTEE

AND

BARRY STRICKLIN, TRUSTEE

AND

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

3533 EDWARDS ST
UPPER MARLBORO MD 20774

And

Unknown Owner of the property 3533 EDWARDS ST described as follows: Property Tax ID 20-2242402 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

And

PRINCE GEORGE'S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-22-000948

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

EDWARDS ESTATES LOT 20 BLK 4, Assmt 266,000.00 Lib 00000 FL 000 and assessed to ELVA B NELSON and JERONE E NELSON, also known as 3533 EDWARDS ST, UPPER MARLBORO MD 20774, Tax Account No. 20-2242402 on the Tax Roll of the Director of Finance.

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

It is thereupon this 12th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JANUARY 11, 2023

- t/a GQ Palace - Patrick Nwaokwu, Managing Member, for a Class B, Beer, Wine, and Liquor for the use of GQ Palace, LLC, t/a GQ Palace, 8833 Greenbelt Road, Greenbelt, Maryland 20770. - Request for a Special Entertainment Permit.
- Baldevbhai M Patel, President, t/a Allentown Liquors, 6321 Allentown Road Camp Springs, Maryland 20748. Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 2, 2022, at approximately 11 :00 am, one (1) underage female operative (18 yrs. old) and Inspector Glenn entered Allentown Liquors located at 6321 Allentown Road, Camp Springs, MD 20748. The operative retrieved a 4 pack Sutter Home Peach Tea Cocktails and proceeded to the cash register. The cashier (Anu Patel) did not check for ID and accepted payment for the purchase of the alcoholic beverage.
- Grace Thume, President, t/a El Tejano Bar and Grill, 6847 New Hampshire Avenue Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 8, 2022, at approximately 11 :00 am one (1) underage female operative (18 yr. old) and Inspector North entered El Tejano Bar and Grill located at 6847 New Hampshire Avenue, Takoma Park, MD 20912. The operative ordered a Bottle Corona Beer and the server checked for ID and placed the 12 oz Bottle Corona Extra Beer in front of the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Delmy F. Buruca De Hernandez, President/Treasurer, Carlos Arnoldo, Secretary, t/a El Paraiso Restaurant, 6511-6513 New Hampshire Avenue Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Wednesday, November 8, 2022, at approximately 11 :25 am one (1) underage female operative (18 yr. old) and Inspector North entered El Paraiso Restaurant located at 6511-6513 New Hampshire Avenue, Takoma Park, MD 20912. The operative ordered a Bottle Corona Beer and the server checked for ID and placed the 12 oz Bottle Corona Extra Beer in front of the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Valery Azeh, Member, Njukang Asong, Member, t/a Spectrum Lounge, 10601 Baltimore Avenue Beltsville, MD 20705, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of R.R No.#7 Consumption of Bottled goods on licensed premises (Bottle Service) of the Rules and Regulations for Prince George's County, Maryland. To wit; on Friday, November 4, 2022, at approximately 11:20 pm, while conducting Entertainment inspections, Inspectors Tredway and Johnson entered Spectrum Lounge, located at 10601 Baltimore Avenue, Beltsville, MD 20705. While inside, Inspector Johnson noticed a bottle of liquor higher than 15.50% of alcohol on a table in front of customers. A bottle of Cognac was confiscated for evidence. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- John Tabatabaian, President/ Secretary/Treasurer, t/a Topolino Restaurant, 6320 Old Branch Avenue, Camp Springs, Maryland 20748, Class BL(R) Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1 Sales to a minor of the Rules and

Regulations for Prince George's County. To wit; on Wednesday November 2, 2022, at approximately 11 :50 am one (1) underage female operative (18 yrs. old) and Inspector Glenn entered Topolino Restaurant, located at 6320 Old Branch Avenue, Camp Springs, MD 20748. The operative asked the bartender for a margarita. The bartender did not check the underage operative's ID and placed a glass containing margarita in front of the minor. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

7. Vera Nikolaeva, President/Secretary/Treasurer, Sergey Nikolaev, Stockholder, t/a DRINX MARKET, 1409 Ritchie Marlboro Road Capitol Heights, Maryland 20743, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Tuesday, November 1, 2022, at approximately 11:10 am one (1) underage female operative (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered DRINX MARKET located at 1409 Ritchie Marlboro Road, Capitol Heights, MD 20743. While Inspector North observed, the operative took a 24 oz Bottle of White Claw Mango Seltzer from a refrigerator and proceeded to the register. The cashier did not check for ID and accepted payment and made the sale of the alcoholic beverage to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

8. Dinah Ok Min Chin, Director, Unsuik Chin, President, Nicholas Chin, Vice President, t/a Central Avenue Liquors, 6115 Central Avenue Capitol Heights, Maryland 20743 Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; On Tuesday, November 1, 2022, at approximately 11 :50 am one (1) underage female operative, Ms. Posada-Mejia (18 yr. old) and Inspector North of the Prince George's County Board of License Commissioners entered Central Avenue Liquors located at 6115 Central Avenue, Capitol Heights, MD 20743. While Inspector North observed, the operative ordered (1) 12pk of Simply Spike Lemonade, the cashier (Derrick D. Alston) did not check for ID and accepted payment and sold the 12pk of Simply Spike Lemonade to the minor operative. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 11, 2023. 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
December 21, 2022
143638 (12-29,1-5)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: GARY K. MAR
Estate No.: 125031

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Perry Becker for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 21, 2023 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
143621 (12-29,1-5)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
MAKIYE PITTS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2511 LEWIS AVE, SUTTLAND, MD 20746, Parcel No. 06-0507962

ANY UNKNOWN OWNER OF THE PROPERTY 2511 LEWIS AVE, SUTTLAND, MD 20746, Parcel No. 06-0507962, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000360

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0507962 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,944.0000 Sq.Ft. & Imps. Bradbury Park Lot 20 Blk E

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0507962 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143588 (12-29,1-5,1-12)

Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
WILLIAM & KIMBERLY BYNUM
ESTATE OF WILLIAM JEROME BYNUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6400 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0467431

ANY UNKNOWN OWNER OF THE PROPERTY 6400 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0467431, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000358

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0467431 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 17.18 7,250.0000 Sq.Ft. & Imps. District Heights Blk 12

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0467431 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143589 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ERNEST N & EDNA C EDWARDS
COVINGTON RECREATION ASSOCIATION, INC.
COVINGTON RECREATION ASSOCIATION, INC.
ESTATE OF EDNA CORA EDWARDS
ESTATE OF EDNA CORA EDWARDS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3704 EXCALIBUR CT, CONDO UNIT: 203, BOWIE, MD 20716, Parcel No. 07-3276110

ANY UNKNOWN OWNER OF THE PROPERTY 3704 EXCALIBUR CT, CONDO UNIT: 203, BOWIE, MD 20716, Parcel No. 07-3276110, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000368

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-3276110 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,336.0000 Sq.Ft. & Imps. Covington Condo

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 07-3276110 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143591 (12-29,1-5,1-12)

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
SKIN IN THE GAME LLC
SKIN IN THE GAME LLC
Monument Bank
Monument Bank
Jeffrey Levin and Joel S Aronson
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 708 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-2108413

ANY UNKNOWN OWNER OF THE PROPERTY 708 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2108413, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000435

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2108413 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 57.58 6,250.0000 Sq.Ft. & Imps. Fairmount Heights Blk D

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

It is thereupon this 12th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 14th day of February, 2023, and redeem the property with Parcel Identification Number 18-2108413 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143447 (12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ALTON E ELLIS
ALTON E ELLIS
CAROLYN M WILLIAMS (aka CAROLYN M WILLIAMS-ELLIS)
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7804 DARCY RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0513572

ANY UNKNOWN OWNER OF THE PROPERTY 7804 DARCY RD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0513572, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000362

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0513572 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,002.0000 Sq.Ft. & Imps. Norris Pyles Fore Lot 5 Blk B

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 06-0513572 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143590 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION
THORNTON MELLON LLC
Plaintiff,
v.
ELMER A CANALES
BELLEFONTE COURT INDUSTRIAL CONDOMINIUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8036 OLD ALEXANDRIA FERRY RD, CONDO UNIT: B-9, CLINTON, MD 20735, Parcel No. 09-0883793

ANY UNKNOWN OWNER OF THE PROPERTY 8036 OLD ALEXANDRIA FERRY RD, CONDO UNIT: B-9, CLINTON, MD 20735, Parcel No. 09-0883793, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-000370

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0883793 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,092.0000 Sq.Ft. & Imps. Bellefonte Court I

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

It is thereupon this 19th day of December, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property with Parcel Identification Number 09-0883793 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143592 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION
GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
Plaintiff,
v.
House of Still, Inc.
S/O Necole Martinez, R.A.
5416 Stoney Meadows Drive
District Heights, MD 20747
and
IncredibleBank
S/O Todd Nagel, CEO
327 North 17th Avenue
Wausau, WI 54401
and
Michael Cortese, Trustee
89 North Haddon Avenue, Suite A
Haddonfield, NJ 08033
and
State of Maryland
Office of the Attorney General
S/O Brian Frosh, Attorney General
200 St. Paul Place
Baltimore, MD 21202
and
Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774
and
All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5869 Allentown Road, Unit 34 and described as Legal Description BLDG 9 UNIT 34 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS ASSMT \$266,400 LIB 45101 FL 341 UNIT 34 Being known as District 06 Account Number 0446872 on the Tax Roll of the Collector of Taxes.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001037

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5869 Allentown Road, Unit 34 in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description BLDG 9 UNIT 34 5,763.0000 SQ.FT. & IMPS. PARK PLACE PROFESS ASSMT \$266,400 LIB 45101 FL 341 UNIT 34, District 06 Account Number 0446872 known as 5869 Allentown Road, Unit 34.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143582 (12-29,1-5,1-12)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees/
Plaintiffs,
vs.
WILLIAM E. FRANKLIN
5306 Thomas Sim Lee Terrace
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 17-18665

Notice is hereby given this 15th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5306 Thomas Sim Lee Terrace, 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 16th day of January, 2023, 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 16th day of January, 2023.
The report states the purchase price at the Foreclosure sale to be \$265,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
143599 (12-29,1-5,1-12)

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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JANUARY 17, 2023

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, January 17, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-012-2023 (DR-2) – AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATIONS ON DEVELOPMENT for the purpose of limiting the authority in the Zoning Ordinance for development under the prior Ordinance superseded by the revised Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County.

CB-013-2023 – AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION for the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T (Mixed Use--Transportation Oriented) Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the CGO (Commercial, General Office) Zone.

CB-014-2023 – AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS - TRANSITIONAL PROVISIONS for the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance of Prince George's County.

CB-015-2023 – AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of repealing CB-078-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

CB-016-2023 (DR-2) – AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS for the purpose of repealing CB-79-2022 and reinstating the lot coverage and green area requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince George's County.

CB-017-2023 – AN ORDINANCE CONCERNING GENERAL PROVISIONS - DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE - LIMITATION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS-R-A ZONE for the purpose of limiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwelling uses under the prior Ordinance in the R-A (Residential Agricultural) Zone of Prince George's County.

CB-018-2023 – AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT for the purpose of repealing CB-97-2022 and reinstating the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented / Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-98-2021).

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 must be submitted 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. Speaker registration is available until 10:00 a.m. on the day of the hearing.

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.

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

143639 (12-29,1-5)

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

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

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

You must reclaim these vehicles by: 1/12/2023

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

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

1999 INFINITY G20 MD 3EG7497 JNKCP11A7XT011770

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LANDOVER, MD 207850
PHONE: 301-773-7670

2015 KIA OPTIMA MD 2DY4464 5XXGN4A71FG490801

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

1999 FORD E250 VA UXU5382 1FTNE2423XHB75403
2013 DODGE JOURNEY MD 3DT3383 3C4PDCBG1DT630469

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

1993 FORD TAURUS MD 9CM3397 1FALP52U1PG316701

143651 (1-5)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7929 FISKE AVE.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 19, 2007, recorded in Liber 29986, Folio 89 among the Land Records of Prince George's County, MD, with an original principal balance of \$420,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:23 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 357595-1)

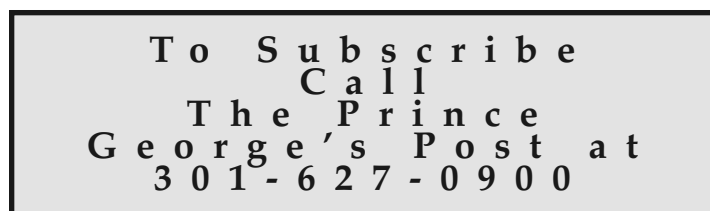
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143607 (12-29,1-5,1-12)



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: 01/17/2023

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

2009 TOYOTA CAMRY 4T1BE46K29U375870
1994 HONDA CIVIC 1HGJ112XRL002411
2006 JEEP LIBERTY MD 2FB6102 1J8GL58K46W192899
2012 NISSAN SENTRA 3N1AB6AP8CL707256

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

2002 GMC SAVANA MD 1DM0718 1GTHG35U851115801
2014 MITSUBISI MIRAGE VA 48868V ML32A4HJ9EH010645
2004 CHEVROLET EXPRESS DC N71807 1CGCG25V541108964
1979 FORD F350 VA UCU6236 F37HPFF4022
2009 VOLKSWAGEN ROUTAN VA X59893 2V8HW34109R586373
2003 HONDA ACCORD 1HGCM66533A040323
2005 FORD ESCAPE VA VHW5740 1FMYU931X5KB41293
2007 CHEVROLET AVALANCHE MD 4EY0788 3GNFK12377G229340
2005 MERCURY MONTEGO 1MEHM43175G606458
2019 YONGFU MOTORCYCLE LL0TCKP61KY560100
2008 MAZDA MAZDA 3 JM1BK32G781856688
2013 DODGE JOURNEY MD 278503X 4YMBU1012K0V12763

143652 (1-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN DEL TUFO
AKA: JOHN RICHARD DEL TUFO

Notice is given that Todd Jon Del Tufo, whose address is 8825 Cardinal Court, Laurel, MD 20723, was on December 9, 2022 appointed Personal Representative of the estate of John Del Tufo AKA: John Richard Del Tufo, who died on August 26, 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 9th day of June, 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.

TODD JON DEL TUFO
Personal Representative

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

Estate No. 126905
143629 (12-29,1-5,1-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH BROWN
AKA: KENNETH DONEL BROWN

Notice is given that Quinette Mayhan, whose address is 3314 Huntley Square A1, Temple Hills, MD 20748, was on October 28, 2022 appointed Personal Representative of the estate of Kenneth Brown AKA: Kenneth Donel Brown who died on October 16, 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 28th day of April, 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.

QUINETTE MAYHAN
Personal Representative

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

Estate No. 127052
143483 (12-22,12-29,1-5)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

12215 PARKTON CT.
FORT WASHINGTON, MD 20744

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

JANUARY 24, 2023 AT 10:50 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 335566-7)

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Howard N. Bierman, Carrie M. Ward, et al.,
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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9105 FOX PARK RD.
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25528, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$355,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:52 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 \$31,000 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. 347531-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3914 OGLETHORPE ST.
HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated March 7, 2006, recorded in Liber 25300, Folio 686 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 AT 10:54 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 331536-1)

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Howard N. Bierman, Carrie M. Ward, et al.,
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143657 (1-5,1-12,1-19) 143658 (1-5,1-12,1-19) 143659 (1-5,1-12,1-19)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**904 WESTHAVEN DR.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated July 9, 2013, recorded in Liber 35361, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$183,930.00, 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

JANUARY 24, 2023 AT 10:56 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. 11-103, in phase numbered four (4), in building numbered eleven (11), in the horizontal property regime known as "The Vistas at Lake Arbor, a 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 355117-1)

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Howard N. Bierman, Carrie M. Ward, et al.,
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143660 (1-5,1-12,1-19)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**6500 WRANGELL RD.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated January 25, 2019, recorded in Liber 41817, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,698.00, 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

JANUARY 24, 2023 AT 10:58 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 \$37,000 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. 345384-2)

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143661 (1-5,1-12,1-19)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**16016 JERALD RD.
LAUREL, MD 20707**

Under a power of sale contained in a certain Deed of Trust dated April 8, 2019, recorded in Liber 41991, Folio 396 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 24, 2023 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 \$41,000 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. 345184-1)

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

143662 (1-5,1-12,1-19)

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LEGALS

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Robert Allen Goodman
6419 Darwin Road
Laurel, MD 20707

and

The Estate of Robert Allen Goodman
S/O Personal Representative
6419 Darwin Road
Laurel, MD 20707

and

Federal Home Loan Mortgage Corporation
S/O Authorized Agent
8251 Jones Branch Drive
McLean, VA 22102

and

John S. Burson, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

William M. Savage, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Jason Murphy, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Kristine D. Brown, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

Gregory N. Britto, Trustee
13135 Lee Jackson Highway, #201
Fairfax, VA 22033

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 6419 Darwin Road and described as Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328 Being known as District 10 Account Number 1102102 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001028

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6419 Darwin Road in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description ESTATES 10,046.0000 SQ.FT. & IMPS. SANDY SPRING ESTAT LOT 7 BLK E ASSMT \$325,500 LIB 14611 FL 328, District 10 Account Number 1102102 known as 6419 Darwin Road.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143580 (12-29,1-5,1-12)

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ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Jacqueline A. Hamm
3814 Clark Street
Capitol Heights, MD 20743

and

The Estate of Jacqueline A. Hamm
S/O Charmaine Lee, P.R.
3814 Clark Street
Capitol Heights, MD 20743

and

Juanita Lee
3814 Clark Street
Capitol Heights, MD 20743

and

The Estate of Juanita Lee
S/O Mammie Hamm, P.R.
3814 Clark Street
Capitol Heights, MD 20743

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3814 Clark Street and described as Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260 Being known as District 06 Account Number 0625129 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001033

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3814 Clark Street in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

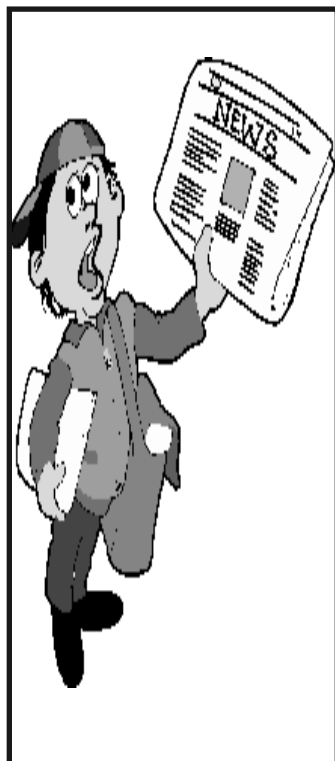
A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description LOTS 3.4 4,000.0000 SQ.FT. & IMPS. BOULEVARD HEIGHTS BLK 9 ASSMT \$257,867 LIB 09060 FL 260, District 06 Account Number 0625129 known as 3814 Clark Street.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143581 (12-29,1-5,1-12)

THE PRINCE GEORGE'S POST



ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Tammie Hinds
13404 Marburg Lane
Upper Marlboro, MD 20722

and

EagleBank
S/O The Corporation Trust, Inc., R.A.
2405 York Road, Suite 201
Lutherville-Timonium, MD 21093

and

Antonio Marquez, Trustee
7815 Woodmont Avenue
Bethesda, MD 20814

and

Ryan Riel, Trustee
7815 Woodmont Avenue
Bethesda, MD 20814

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 13404 Marburg Lane and described as Legal Description NAME CHG PER A RT OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467 Being known as District 15 Account Number 3573433 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001034

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 13404 Marburg Lane in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description NAME CHG PER A RT OF AMEND 2.0200 ACRES. & IMPS. SOUTH WESTON-PLATS LOT 3 ASSMT \$718,200 LIB 39735 FL 467, District 15 Account Number 3573433 known as 13404 Marburg Lane.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143584 (12-29,1-5,1-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
RUSSELL HERBERT POWELL, JR.

Estate No.: 125987

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 for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 7, 2023 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

143625 (12-29,1-5)

LEGALS

ORDER OF PUBLICATION

Mission Hill MD, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Hue Le
7916 Old Branch Avenue
Clinton, MD 20735

and

Phue Dinh Truong
7916 Old Branch Avenue
Clinton, MD 20735

and

Douglas E. Compton
P.O. Box 1636
Clinton, MD 20735

and

Elaine M. Compton
P.O. Box 1636
Clinton, MD 20735

and

Douglas E. Compton, Jr.
P.O. Box 1636
Clinton, MD 20735

and

Sheryl Rickford, Trustee
8957 Edmonston Road, Unit M
Greenbelt, MD 20770

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7916 Old Branch Avenue and described as Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419 Being known as District 09 Account Number 0979526 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001046

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7916 Old Branch Avenue in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 6,892.0000 SQ.FT. & IMPS. ASSMT \$328,467 MAP 107 GRID C4 PAR 097 LIB 46719 FL 419, District 09 Account Number 0979526 known as 7916 Old Branch Avenue.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143579 (12-29,1-5,1-12)

THE PRINCE GEORGE'S POST

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LEGALS

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,
v.

Thomas Berhane
7312 Abbingdon Drive
Oxon Hill, MD 20745

and

The Estate of Thomas Berhane
S/O Personal Representative
7312 Abbingdon Drive
Oxon Hill, MD 20745

and

Truist Bank
S/I/I Farmers Bank of Maryland
S/O CSC-Lawyers Incorporating Service, Co., R.A.
7 Saint Paul Street, Suite 820
Baltimore, MD 21202

and

Twaun D. Oakes, Trustee
5 Church Circle
Annapolis, Md 21401

and

Katherine L. Barron, Trustee
5 Church Circle
Annapolis, MD 21401

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 7312 Abbingdon Drive and described as Legal Description 12,748.0000 SQ.FT. & IMPS. RIVER EDGE ESTATE LOT 42 BLK A ASSMT \$277,400 LIB 16813 FL 163 Being known as District 12 Account Number 1300284 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001012

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7312 Abbingdon Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 12,748.0000 SQ.FT. & IMPS. RIVER EDGE ESTATE LOT 42 BLK A ASSMT \$277,400 LIB 16813 FL 163, District 12 Account Number 1300284 known as 7312 Abbingdon Drive.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
143579 (12-29,1-5,1-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LENORA MOZELLE WAGNER**

Notice is given that Pernell Boyd, whose address is 8502 Branchwood Circle, Clinton, MD 20735, was on December 14, 2022 appointed Personal Representative of the estate of Lenora Mozelle Wagner, who died on August 16, 2020 without a will.

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

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

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

PERNELL BOYD
Personal Representative

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

Estate No. 122730
143631 (12-29,1-5,1-12)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LORENZO MALCOM WOOTEN SR**

Notice is given that Lorenzo Wooten Jr, whose address is 304 Jo Drive, Upper Marlboro, MD 20774, was on October 26, 2022 appointed Personal Representative of the estate of Lorenzo Malcom Wooten Sr who died on September 27, 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 April, 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.

LORENZO WOOTEN JR
Personal Representative

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

Estate No. 126947
143484 (12-22,12-29,1-5)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
ARLENE A. DULIN
ROBERT A. DULIN (DECEASED)
1013 Harrison

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

**13140 GRAND VIEW CT.
A/R/T/A 13140 GRANDVIEW CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated September 30, 2019, recorded in Liber 42669, Folio 433 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,475.00, 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

JANUARY 18, 2023 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 354607-1)

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

143609 (12-29,1-5,1-12)

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

**3832 ROCK SPRING DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated November 18, 2019, recorded in Liber 43338, Folio 309 among the Land Records of Prince George's County, MD, with an original principal balance of \$415,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JANUARY 18, 2023 AT 11:29 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 \$41,000 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

LEGALS

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. 355507-1)

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

143610 (12-29,1-5,1-12)

LEGALS

ORDER OF PUBLICATION

Mission Hill MD, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

George Thomas Lee, Jr.
102 Ellen Drive
Reserve, LA 70084

and

The Estate of George Thomas Lee, Jr.
S/O Personal Representative
102 Ellen Drive
Reserve, LA 70084

and

Ruth A. Lee
102 Ellen Drive
Reserve, LA 70084

and

The Estate of Ruth A. Lee
S/O Personal Representative
102 Ellen Drive
Reserve, LA 70084

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 727 Booker Drive and described as Legal Description 4,121,000 SQ.FT. & IMPS. HIGHLAND GARDENS LOT 33 BLK E ASSMT \$211,267 LIB 02807 FL 238 Being known as District 18 Account Number 2059053 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001064**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 727 Booker Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to Mission Hill MD, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 4,121,000 SQ.FT. & IMPS. HIGHLAND GARDENS LOT 33 BLK E ASSMT \$211,267 LIB 02807 FL 238, District 18 Account Number 2059053 known as 727 Booker Drive.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143585 (12-29,1-5,1-12)

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

v.

Osaro O. Cox
3106 Geaton Drive
Upper Marlboro, MD 20774

and

Safiya A. Brandon
3106 Geaton Drive
Upper Marlboro, MD 20774

and

Mortgage Electronic Registration Systems, Inc.
S/O Bill Beckmann, CEO
1818 Library Street, #300
Reston, VA 20190

and

International Title & Escrow, Inc., Trustee
S/O Bomsu Park, R.A.
3603 Chain Bridge Road, Suite E
Fairfax, VA 22030

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 3106 Geaton Drive and described as Legal Description 51,981,000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277 Being known as District 15 Account Number 1767136 on the Tax Roll of the Collector of Taxes.

Defendants

**In the Circuit Court for Prince George's County
Case No.: C-16-CV-22-001022**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 3106 Geaton Drive in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 51,981,000 SQ.FT. & IMPS. CABIN BRANCH ACRES LOT 27 BLK B ASSMT \$315,633 LIB 46466 FL 277, District 15 Account Number 1767136 known as 3106 Geaton Drive.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143586 (12-29,1-5,1-12)

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

**12706 CRESTWOOD AVE. SOUTH
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated February 6, 2008, recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, 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

JANUARY 18, 2023 AT 11:31 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 350488-1)

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

143611 (12-29,1-5,1-12)

The Prince George's Post

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301.627.0900**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH ARLENE ELLIS

Notice is given that Paul Ellis, Jr., whose address is 8522 Biscayne Court, Upper Marlboro, MD 20772, was on December 2, 2022 appointed Personal Representative of the estate of Elizabeth Arlene Ellis who died on September 8, 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 2nd 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.

PAUL ELLIS, JR.
Personal Representative

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

Estate No. 126630
143485 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA ARDEEN OLSON

Notice is given that Marsha S Buss, whose address is 316 Braeburn Glen Court, Millersville, MD 21108, was on October 21, 2022 appointed Personal Representative of the estate of Wanda Ardeen Olson who died on June 5, 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 21st day of April, 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.

MARSHA S BUSS
Personal Representative

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

Estate No. 125925
143634 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 MOORES PLAINS BOULEVARD
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Kola Bello-Olatunji, and Pamela Bello-Olatunji, dated April 6, 2007 and recorded in Liber 27990, Folio 176 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$654,892.00, and an original interest rate of 2.704%, 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 **JANUARY 17, 2023, 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 \$51,000.00 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

143559 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3924 ELITE STREET
BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Lorna Laing, dated October 8, 2010 and recorded in Liber 32206, Folio 401 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,983.00, and an original interest rate of 2.000%, 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 **JANUARY 17, 2023, 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 \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143560 (12-29,1-5,1-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10314 FARRAR AVENUE
CHELTENHAM, MD 20623**

Under a power of sale contained in a certain Deed of Trust from John Richardson, dated November 19, 2012 and recorded in Liber 34784, Folio 1 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,750.00, and an original interest rate of 4.000%, 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 **JANUARY 17, 2023, AT 11:30 AM**. ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

143561 (12-29,1-5,1-12)

LEGALS

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 **BERTRAND TREADWELL**

Notice is given that Thomas Treadwell, whose address is 20315 Bay Point Place, Montgomery Village, MD 20886, was on December 7, 2022 appointed Personal Representative of the estate of Bertrand Treadwell, who died on October 27, 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 June, 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.

THOMAS TREADWELL
Personal Representative

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

Estate No. 127435

143491 (12-22,12-29,1-5)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARVIN COLEY AKA MARVIN EUGENE COLEY**

Notice is given that Dr. Brooke Coley, whose address is 10237 E. Sable Avenue, Mesa, Arizona 85212, was on November 22, 2022 appointed Personal Representative of the estate of Marvin Coley AKA Marvin Eugene Coley, who died on April 21, 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 22nd day of May, 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.

DR. BROOKE COLEY
Personal Representative

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

Estate No. 127348

143489 (12-22,12-29,1-5)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **IRENE ELIZABETH PERRONE**

Notice is given that Brian Gormley, whose address is 10605 Concord Street, Suite 420, Kensington, Maryland 20895, was on October 5, 2022 appointed Personal Representative of the estate of Irene Elizabeth Perrone, who died on February 28, 2018 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of April, 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.

BRIAN GORMLEY
Personal Representative

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

Estate No. 126790

143490 (12-22,12-29,1-5)

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DWIGHT LAMONT PARKER, SR.**

Notice is given that Damion N. Parker, whose address is 1 Wrencrest Ct., Blythewood, SC 29016, was on December 5, 2022 appointed Personal Representative of the estate of Dwight Lamont Parker, Sr., who died on October 29, 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 5th day of June, 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.

DAMION N. PARKER
Personal Representative

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

Estate No. 127355

143504 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHARON LOUISE CORA**

Notice is given that William Cora Jr, whose address is 9906 Frank Tippet Road, Upper Marlboro, MD 20772, was on November 30, 2022 appointed Personal Representative of the estate of Sharon Louise Cora, who died on September 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 personal representative or the attorney.

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

WILLIAM CORA JR
Personal Representative

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

Estate No. 127158

143493 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPHINE C BAGLEY**

Notice is given that Brian C Bagley, whose address is 358 Loma Alta Drive, Flower Mound, Texas 75022, was on October 17, 2022 appointed Personal Representative of the estate of Josephine C Bagley who died on June 7, 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 17th day of April, 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.

BRIAN C BAGLEY
Personal Representative

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

Estate No. 125735

143486 (12-22,12-29,1-5)

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
11748 Crestwood Avenue, Brandywine, MD 20613**

By virtue of the power and authority contained in a Deed of Trust from LEIGH DESIREE BROWN and ANSON FREDERICK BROWN, dated March 13, 2019 and recorded in Liber 42008 at Folio 127 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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:00 P.M.

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

All that piece or parcel of land situate in Prince George's County, Maryland and described as follows, to wit: Being known and designated as Lots numbered five (5) and six (6) in Block lettered "B; Plat One, Section One, in the Subdivision known as "Clinton Acres Subdivision", as per plat recorded in Plat Book WWW 34 at Plat No. 79, among the land records of Prince George's County, Maryland. Said property being in the 18th Election District.

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

TERMS OF SALE: A deposit of \$16,000.00 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 5.625% 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

143555 (12-29,1-5,1-12)

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
4919 Winthrop Street, Oxon Hill, MD 20745**

By virtue of the power and authority contained in a Deed of Trust from LEON ANTHONY WARE dated June 25, 2008 and recorded in Liber 29940 at Folio 567 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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:15 P.M.

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

Being known and designated as Lot No. Thirty-two (32), in Block lettered "F" in the Subdivision known as "Part of Parcels B & C, Glassmanor", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland at Plat Book No. 17, Plat No. 55. The improvements thereon being known as No. 4919 Winthrop Street.

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

TERMS OF SALE: A deposit of \$20,000.00 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 3.625% 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

143556 (12-29,1-5,1-12)

LEGALS

David C. Harty, Esq.
8843 Greenbelt Road, Unit 125
Greenbelt, MD 20770
443-858-1335

Barry R. Fierst, Esq.
200-A Monroe Street, Suite 200
Rockville, MD 20850
301-762-8872

Joseph A. Lynott, III
Lynott, Lynott & Parsons, P.A.
11 N. Washington Street, Suite 220
Rockville, Maryland 20850
301-424-5100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE ROSALIE KEIZER
a/k/a ANNETTE KEIZER

Notice is given that Arlene R Keizer, whose address is 135 Washington Avenue #2, Brooklyn, NY 11205, was on December 13, 2022 appointed Personal Representative of the estate of Annette Rosalie Keizer a/k/a Annette Keizer, who died on July 29, 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 13th day of June, 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.

ARLENE R KEIZER
Personal Representative

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL ROBINSON EASON

Notice is given that Matthew B. Eason, whose address is 5837 Wyndham Cir Apt 301, Columbia, MD 21044, was on December 2, 2022 appointed Personal Representative of the estate of Cheryl Robinson Eason who died on October 28, 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 2nd day of June, 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.

MATTHEW B. EASON
Personal Representative

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

Estate No. 127279

143476 (12-22,12-29,1-5)

LEGALS

Lesley A. Moss, Esq.
Oram & Moss, Chartered
1101 Wootton Parkway, Suite 500
Rockville, Maryland 20852
301-652-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA G. ROSEMAN

Notice is given that Elliot Roseman, whose address is 11306 Hollostone Drive, Rockville, Maryland 20852, was on December 7, 2022 appointed Personal Representative of the estate of Norma G. Roseman who died on September 21, 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 7th day of June, 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.

ELLIOT J. ROSEMAN
Personal Representative

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

Estate No. 127352

143477 (12-22,12-29,1-5)

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
6517 NORTHAM RD, TEMPLE HILLS, MD 20748**

By virtue of the power and authority contained in a Deed of Trust from BRÉNDAJ. FUENTES and ESMERALDA CAROLINA FUENTES, dated April 10, 2018 and recorded in Liber 41011 at Folio 274 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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:05 P.M.

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

Lot Numbered Eighteen (18), in Block lettered "B", in the subdivision known as "Section One, WOODBERRY FOREST", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 44, at Plat 18; being in the 6th Election District of said County.

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

TERMS OF SALE: A deposit of \$12,000.00 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 3.750% 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

143557 (12-29,1-5,1-12)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ROBERT WILLIAMS

Notice is given that Lolita Seymour, whose address is 2200 Redwood Terrace, Temple Hills, Maryland 20748, was on November 30, 2022 appointed Personal Representative of the estate of James Robert Williams who died on June 24, 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 30th day of May, 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.

LOLITA SEYMOUR
Personal Representative

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

Estate No. 126414

143633 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE C BAGLEY

Notice is given that Brian C Bagley, whose address is 358 Loma Alta Drive, Flower Mound, Texas 75022, was on October 17, 2022 appointed Personal Representative of the estate of Josephine C Bagley who died on June 7, 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 17th day of April, 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.

BRIAN C BAGLEY
Personal Representative

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

Estate No. 125735

143486 (12-22,12-29,1-5)

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

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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JANUARY 18, 2023

AT 3:25 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, conveying, 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

143558 (12-29-1-5-1-12)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: TAKIYAH JAMILA SPRIGGS
Estate No.: 125929

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 for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 7, 2023 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

143623 (12-29-1-5)

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

BEFORE THE REGISTER OF WILLS
FOR THE ESTATE OF:
ALVIN W LONG JR
AKA: ALVIN WASHINGTON LONG
ESTATE NO: 126394

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Laura Jeanne Kolb, 5418 North Ridge Spring Place, Tucson, Arizona 85749, (daughter), challenging the will dated August 15, 2018. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

143617 (12-29,1-5)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: ADA P. HARRIS
Estate No.: 125944

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 for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 7, 2023 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

143624 (12-29,1-5)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: CHIKE MBAMALU
Estate No.: 124172

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Michael J. Winkelman for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **February 1, 2023 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

143618 (12-29,1-5)

LEGALS

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

David Cole
2510 Keating Street
Temple Hills, MD 20748

and

The Estate of David Cole
S/O Personal Representative
2510 Keating Street
Temple Hills, MD 20748

and

Janice M. Cole
2510 Keating Street
Temple Hills, MD 20748

and

The Estate of Janice M. Cole
S/O Personal Representative
2510 Keating Street
Temple Hills, MD 20748

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 2510 Keating Street and described as Legal Description 5,190,000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725 Being known as District 06 Account Number 0642710 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-001018

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 2510 Keating Street in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 5,190,000 SQ.FT. & IMPS. HILLCREST HEIGHTS LOT 13 BLK M ASSMT \$222,067 LIB 04543 FL 725, District 06 Account Number 0642710 known as 2510 Keating Street.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143575 (12-29-1-5,1-12)

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Ginger Dobbins
AKA Ginger H. Johnson
5608 Malvern Way
Capitol Heights, MD 20743

and

Mortgage Electronic Registration Systems, Inc.
S/O Bill Beckmann, CEO
1818 Library Street, #300
Reston, VA 20190

and

Tom Wood, Trustee
7940 Jones Branch Drive
Tysons, VA 22102

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 5608 Malvern Way and described as Legal Description 1,500,000 SQ.FT. & IMPS. LONDON WOODS PLAT LOT 69-5 ASSMT \$195,433 LIB 16618 FL 287 Being known as District 18 Account Number 2030104 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-001026

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5608 Malvern Way in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,500,000 SQ.FT. & IMPS. LONDON WOODS PLAT LOT 69-5 ASSMT \$195,433 LIB 16618 FL 287, District 18 Account Number 2030104 known as 5608 Malvern Way.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143577 (12-29-1-5,1-12)



LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL

MONDAY, JANUARY 9, 2023

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Concept MXT Site Plan No. 935- Ordinance No. 2004- 6820 Contee Road Laurel, MD 20707

The Applicant, Pulte Home Company, LLC is seeking City Council approval of a Corridor Center Conceptual Plan to construct - a total of 302 residential units. The Applicant has proposed to construct: one hundred and forty-four stacked town home condominium units(two-Family), fourteen active adult villa homes, and one hundred and forty-four single family attached, including twelve of which will be live/work units.

The application is scheduled to be heard virtually by the Mayor and City Council on January 9, 2023. The Mayor and City Council will also hold a 2nd public hearing with possible action on January 23, 2023. This meeting will be in-person.

In-person meetings are held in the City Council Chambers of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, MD 20707. The public is welcome to attend and to testify. For the virtual meetings, please visit <https://www.cityoflaurel.org/clerk/meetings> or contact staff at ecd@laurel.md.us for details. Submit a speaker request if you wish to speak.

143437

(12-22,12-29,1-5)

LEGALS

ORDER OF PUBLICATION

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff,

v.

Karen M. Blau
9204 Van Fleet Court
Laurel, MD 20708

and

USAA Federal Savings Bank
S/O Authorized Agent
10750 McDermott Freeway
San Antonio, TX 78288

and

Michael J. Broker, Trustee
10750 McDermott Freeway
San Antonio, TX 78288

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 9204 Van Fleet Court and described as Legal Description 1,920,000 SQ.FT. & IMPS. MONTPELIER HILLS- LOT 3 BLK R Being known as District 10 Account Number 1000496 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for Prince George's County

Case No.: C-16-CV-22-001020

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 9204 Van Fleet Court in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to GBIF, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 1,920,000 SQ.FT. & IMPS. MONTPELIER HILLS- LOT 3 BLK R, District 10 Account Number 1000496 known as 9204 Van Fleet Court.

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

It is thereupon this 19th day of December, 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 some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 21st day of February, 2023, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
143576 (12-29-1-5,1-12)

LEGALS

OFFICIAL NOTICE OF RECONVENED MEETING

The Springfield Manor Homeowner Association, Inc., located in Bowie, MD, 2022 Annual Meeting originally called for November 29, 2022, will be reconvened on January 24, 2023 at 7:00 PM via Zoom. At this January 24, 2023 meeting, the members present in person or by proxy will constitute quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Homeowners in Springfield Manor are encouraged to attend this reconvened meeting.

143641

(1-5)

THE PRINCE GEORGE'S POST NEWS-PAPER
CALL 301-627-0900
or
FAX 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3306 WATERFORD MILL ROAD
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Divya Verma, and Lolita Verma, dated February 16, 2011 and recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on January 18, 2013, in the Land Records of Prince George's County at Liber No. 34866, Folio 597, with an original principal balance of \$1,136,160.00, 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 **JANUARY 10, 2023, 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 \$85,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

143427 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NOAMI THERESA PROCTOR

Notice is given that Johnette Shawn Hill, whose address is 11401 Mary Catherine Drive, Clinton, MD 20735, and Gregory D Proctor, whose address is 13610 Valley Way, Hughesville, MD 20637, were on December 9, 2022 appointed Co-Personal Representatives of the estate of Naomi Theresa Proctor who died on August 10, 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 9th day of June, 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.

JOHNETTE SHAWN HILL
GREGORY D PROCTOR
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. 126426

143487 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORIS LACEY TYER

Notice is given that Karen Tyer Bowens, whose address is 3207 Saville Lane, Mitchellville, MD 20721, and Byron Keith Tyer, whose address is 622 Brookedge Court, Mitchellville, MD 20721, were on November 9, 2022 appointed Co-Personal Representatives of the estate of Deloris Lacey Tyer who died on August 8, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 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.

KAREN TYER BOWENS
BYRON KEITH TYER
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. 126951

143488 (12-22,12-29,1-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12810 BELHURST LANE
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Laurena Donovan, dated April 28, 2006 and recorded in Liber 25255, Folio 690 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,900.00, 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 **JANUARY 10, 2023, 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 \$15,000.00 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

143428 (12-22,12-29,1-5)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS**NOTICE**

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

Substitute Trustees/
Plaintiffs,
vs.

REGINA CRAWFORD
STEVEN W. CRAWFORD
6010 Belwood Street
District Heights, MD 20747
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-07187**

Notice is hereby given this 6th day of December, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6010 Belwood Street, 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 6th day of January, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of January, 2023.

The report states the purchase price at the Foreclosure sale to be \$243,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
143433 (12-22,12-29,1-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESIRA CONTEE

Notice is given that Charnetta Contee, whose address is 10522 Galena Lane, Upper Marlboro, MD 20772, was on October 3, 2022 appointed Personal Representative of the estate of Desira Contee, who died on August 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 3rd day of April, 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.

CHARNETTA CONTEE
Personal Representative

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

Estate No. 126592

143492 (12-22,12-29,1-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1736 DUTCH VILLAGE DRIVE
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Vialene Williams, dated April 13, 2009 and recorded in Liber 30561, Folio 293 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 18, 2014, in the Land Records of Prince George's County at Liber No. 36171, Folio 091, with an original principal balance of \$110,500.00, and an original interest rate of 4.000%, 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 **JANUARY 10, 2023, 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 \$8,400.00 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, Kevin Hildebeidel, and Kathleen Young,
Substitute Trustees

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

143429 (12-22,12-29,1-5)

LEGALS

Joyce Ann Williams
7981 Eastern Avenue, Suite C-4
Silver Spring, MD 20910
301-585-1970

Dalia Alezra, Esq.
124 South Street
Annapolis, MD 21401
410-268-9246

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUANITA HARPER

Notice is given that Vencerita Gilliam, whose address is 614 Quincy Street NW, Washington, DC 20011, was on December 19, 2022 appointed Personal Representative of the estate of Juanita Harper, who died on June 3, 2010 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 June, 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.

VENCERITA GILLIAM
Personal Representative

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

Estate No. 127424

143627 (12-29,1-5,1-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA E. MILLER

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on December 9, 2022 appointed Personal Representative of the estate of Rita E. Miller, who died on November 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 9th day of June, 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.

JOSEPH MILLER
Personal Representative

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

Estate No. 127460

143628 (12-29,1-5,1-12)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-011-2022 (DR-2) - AN ACT CONCERNING OFF-ROAD VEHICLES for the purpose of increasing the civil penalties for a violation regarding off-road vehicles; providing for impoundment as a civil violation as a certain offense, in addition to the existing police powers of impoundment set forth in the Prince George's County Code; providing that the County Police Department may impound [any] certain off-road vehicles used in certain violations of Division 19, pursuant to the provisions of Division 18 of this Subtitle; and generally relating to off-road vehicles.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-014-2022 (DR-2) - AN ACT CONCERNING ACCESSORY DISPOSABLE FOOD SERVICE WARE for the purpose of providing for certain definitions; providing for certain prohibited acts; providing for a certain temporary waiver; providing for education and outreach; providing for enforcement; and generally regarding accessory disposable food service ware.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-033-2022 (DR-2) - AN ACT CONCERNING PREVAILING WAGE EXPANSION for the purpose of expanding prevailing wage requirements to include rehabbing, resurfacing, pavement milling, routine operations and mechanical systems service contracts; adopting the State prevailing wage law regarding the contract threshold limit; amending the definition of a public works project to include projects that receive in whole or part a payment in lieu of taxes; and requiring best efforts to hire Prince George's County residents for at least 25% of the new jobs to complete the contract for construction that exceeds the prevailing wage threshold limit.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-38-2022 (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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-39-2022 - 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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-41-2022 (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 service 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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-42-2022 (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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-43-2022 (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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-44-2022 (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.

LEGALS

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-45-2022 (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 of the legal voters.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-46-2022 (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.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-48-2022 (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 have resided in their former Council district for at least one year immediately preceding their general election and shall reside in the same Council district as changed in the approved decennial redistricting plan by the deadline for filing a certificate of candidacy; and generally regarding Council member election and residency requirements.

APPROVED BY A MAJORITY OF THE VOTERS AT THE REFERENDUM ON 11/8/2022, AS CERTIFIED BY THE BOARD OF ELECTIONS ON 12/1/2022. EFFECTIVE: 12/1/2022

CB-51-2022 (DR-3) - AN ACT CONCERNING DIVERSITY AND EQUITY POLICY IN PUBLICLY SUBSIDIZED DEVELOPMENT PROJECTS for the purpose of establishing a diversity and equity policy for publicly subsidized development projects under certain circumstances.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-53-2022 (DR-2) - AN ACT CONCERNING FOOD TRUCK LOCATIONS for the purpose of eliminating Food Truck Hubs and authorizing Food Truck vending in certain locations in Prince George's County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-57-2022 - AN ACT CONCERNING REVITALIZATION TAX CREDITS FOR MAJOR TRANSIT-ORIENTED DEVELOPMENT PROJECTS for the purpose of establishing a revitalization tax credit and tax credit district for Major Transit-Oriented Development Projects.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-59-2022 (DR-2) - AN ACT CONCERNING ELECTRIC CHARGING STATIONS for the purpose of requiring the Department of Permitting, Inspections, and Enforcement (DPIE) to implement a review process for permits to install electric vehicle charging stations at single family and multi-family homes.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-60-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION-STANDARD REVIEW PROCEDURES -DEVELOPMENT APPLICATIONS -NOTIFICATION -INFORMATIONAL MAILING for the purpose of amending the Zoning Ordinance to provide for electronic informational mailing registry for any interested County resident; providing for electronic informational mailings to be provided by the Maryland-National Capital Park and Planning Commission, and providing compliance requirements for prospective development applications.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-61-2022 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION-DEVELOPMENT APPLICATIONS-STANDARD REVIEW PROCEDURES-PRE-APPLICATION NEIGHBORHOOD MEETING REQUIREMENTS for the purpose of amending the Zoning Ordinance to require electronic distribution of pre-application neighborhood meeting summaries to attendees at the meeting that provide email contact information.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-62-2022 (DR-3) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SMALL BUSINESS CAPITAL AND GROWTH STIMULUS PROGRAM for the purpose of establishing a Prince George's County Small Business Capital and Growth Stimulus Program to increase growth and access to capital for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-63-2022 (DR-2) - AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY SURETY BONDING PROGRAM for the purpose of establishing a Prince George's County Surety Bonding Program to increase capacity and contracting opportunities for Prince George's County's small business community.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-67-2022 (DR-3) - AN ACT CONCERNING ELECTRIC VEHICLE CHARGING STATIONS for the purpose of providing the intent for regulating the safety and security of persons using electric vehicle charging stations; providing for definitions; providing for lighting; providing for solar panels; providing for security by an emergency callbox; providing for security through security cameras; providing for additional types of safety and security; providing for posting and signage; providing for shelter; providing for aesthetics; providing for vandalism; providing for a lock box; providing for the enforcement of this Act; providing for a severability clause; and generally regarding electric vehicles charging station safety and security.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

LEGALS

CB-68-2022 (DR-4) - AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS CORRECTIVE BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2018 Laws of Prince George's County, and adopted as CB-13-2018 Attachment A on October 23, 2018; revising certain procedures and regulations; and adding clarification language to effectuate successful implementation and met the County's goals for a new, modern, streamlined Zoning Ordinance.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-69-2022 (DR-2) - AN ORDINANCE CONCERNING M-X-T ZONE TRANSITION for the purpose of enabling properties that were in the M-X-T Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirement of the C-G-O Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-70-2022 (DR-3) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY BUSINESS START-UP PERSONAL PROPERTY TAX CREDIT for the purpose of establishing a Prince George's County Business Start-up Personal Property Tax Credit to stimulate growth of county-based start-up companies owned by county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-71-2022 - AN ORDINANCE CONCERNING APARTMENT HOUSING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES for the purpose of permitting, by special exception, increased density in the Local Transit Oriented - Edge (LTO-E) Zone for multifamily senior citizen dwellings.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-72-2022 (DR-2) - AN ACT CONCERNING CODE ENFORCEMENT AND PENALTIES for the purpose of making amendments to certain code enforcement provisions related to violations and increasing fines in the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-74-2022 (DR-2) - AN ACT CONCERNING NORTHERN GATEWAY BUSINESS IMPROVEMENT DISTRICT for the purpose of establishing a business improvement district in the Northern Gateway; establishing guidelines for the District and authorize a district corporation to manage the district; authorizing a tax on nonexempt property located in the District to finance the operations of the district corporation.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-75-2022 (DR-2) - AN ACT CONCERNING CLEAN ENERGY LOAN PROGRAM LOCAL BUSINESS OPPORTUNITIES for the purpose of increasing local business economic opportunities in the Clean Energy Loan Program.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-76-2022 (DR-2) - AN ORDINANCE CONCERNING GAS STATIONS for the purpose of requiring special exception approval for Gas Stations in certain zones, and revising the requirements for approval of a special exception for Gas Stations.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-78-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-GENERAL PROVISIONS-TRANSITIONAL PROVISIONS for the purpose of clarifying and updating the scope of the Transitional Provisions of the Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-75-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development lots that were split zoned as a result of approval of the Countywide Map Amendment by the District Council.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-78-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-PRINCIPAL USES-SPLIT-ZONED PROPERTY for the purpose of clarifying the development regulations and use tables applicable to the development lots that were split zoned as a result of approval of the Countywide Map Amendment by the District Council.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-79-2022 (DR-2) - AN ORDINANCE CONCERNING IE ZONE TRANSITIONAL PROVISIONS for the purpose of modifying the lot coverage and green area requirements for previously I-1 zoned properties and permitting distribution warehouses in the IE Zone.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-80-2022 (DR-2) - AN ORDINANCE CONCERNING ZONING-INTERPRETATIONS AND DEFINITIONS-USE REGULATIONS-CONVENIENCE STORES for the purpose of amending the Zoning Ordinance to clarify the definition of Convenience store uses; to amend the Use Regulations to add a minimum distance requirement between certain Convenience store uses and other specified uses; renumbering Section 27-5102 of the Zoning Ordinance; and generally relating to Convenience store use regulations in furtherance of the general health, safety, and welfare of the residents of Prince George's County.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-81-2022 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of amending the International Building Code and International Residential Code to enhance notification and awareness of violations for prospective property transferees.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-82-2022 - AN ACT CONCERNING PERSONNEL LAW for the purpose of amending certain provisions of the Personnel Law relating to personnel records to reflect the current and future state of personnel record management within the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-83-2022 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-84-2022 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the

(Continued on Page 35)

LEGALS

(Continued from Page 34)

labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-86-2022 - AN ACT CONCERNING HOUSING POLICY AND IMPLEMENTATION ADVISORY BOARD for the purpose of establishing a Housing Policy and Implementation Advisory Board as recommended by the Housing Opportunities For All Workgroup; setting forth the qualifications for members and composition of the Housing Policy and Implementation Advisory Board; setting forth the method of appointments; defining the length of term of the appointments and the method of filling vacancies; establishing the responsibilities of the Housing Policy and Implementation Advisory Board; providing for certain meeting requirements; providing for certain reporting requirements; and generally relating to housing policy, housing advice and implementation of housing development in Prince George's County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-87-2022 (DR-3) - AN ACT CONCERNING RIGHT OF FIRST REFUSAL PILOT PRE-AUTHORIZATION for the purpose of creating a Payment In Lieu of Taxes ("PILOT") pre-authorization process for properties purchased under the Right of First Refusal ("ROFR") program. The County enacted the ROFR program in 2013 to further the County's goal of preserving affordable rental housing for low and moderate-income households in targeted area of the County. PILOT assistance that reduces real estate tax obligations will enhance the ability of the County to support the preservation of affordable rental housing through the ROFR program by enabling property owners to commit to long-term rent and income restrictions.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-88-2022 (DR-3) - AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of providing that the Landlord-Tenant Regulations require that any portion of the common areas in multi-family rental facility shall be kept reasonably safe for tenants; and providing that certain safety and security features provided by the landlord shall be properly installed, properly maintained and fully functional; providing for enforcement of the regulations; and generally relating to security measures and security equipment in the common areas of multifamily rental facility.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-89-2022 - AN ACT CONCERNING AMENDING THE ADMINISTRATIVE LEAVE HOURS ALLOWED for County Employees who Volunteer in Schools for the purpose of increasing the administrative leave hours allowed for County employees who volunteer in schools from twenty (20) to thirty (30) hours to support the schools in the areas of remediation and recovery activities particularly in reading and mathematics.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-94-2022 (DR-3) - AN ACT CONCERNING PARKING FINES AND PENALTIES for the purpose prohibiting habitation in vehicles parked in public right-of-way, restricting eligibility for certain residential parking permits and generally relating to residential parking and commercial trucks.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-95-2022 - AN ACT CONCERNING CODE OF ETHICS for the purpose of complying with newly adopted changes to the State Ethics Law that include new definitions, prohibited gifts, certain disclosures, prohibiting retaliation and generally conforming with state requirements pass by the Maryland General Assembly.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-96-2022 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-97-2022 - AN ORDINANCE CONCERNING ZONING-ZONES AND ZONE REGULATIONS-BASE ZONES-EXPEDITED TRANSIT-ORIENTED DEVELOPMENT for the purpose of clarifying the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-098-2021).

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-98-2022 - AN ACT CONCERNING COUNTY WORKFORCE - DATA COLLECTION AND REPORTING for the purpose of requiring the County Executive to provide mandatory biennial data collection and reporting of the County workforce to the Equal Employment Opportunities Commission; providing for the collection and reporting of County workforce data by race, ethnicity, sex, job category, and salary band; requiring the County Executive to submit, to the extent permitted under Federal law, the County workforce data report to the County Council, the State Legislative Delegations and the public; and generally regarding County workforce data collection and reporting.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-99-2022 - AN ACT CONCERNING VIDEO LOTTERY FACILITY FUNDING for the purpose of amending the definition of "public education purposes" to include grants to non-profits that provide education services.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-100-2022 - AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of adding and amending classes of work to the Classification Plan of the County.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-101-2022 (DR-3) - AN ACT CONCERNING EXPANDING EQUITY IN LOCAL PROCUREMENT OPPORTUNITIES for the purpose of implementing recommendations of the 2019 Prince George's County Utilization and Availability Study, known as a Disparity Study, implementing policies to expand opportunities in county government contracting for local, small, and minority-owned businesses, and generally relating to procurement.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-102-2022 (DR-2) - AN ACT CONCERNING LOCAL EMPLOYMENT OPPORTUNITIES IN COUNTY PROCUREMENT for the pur-

LEGALS

pose of re-establishing and updating the first source registry and local hiring policy for Prince George's County public contracting to increase career opportunities for county residents.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-103-2022 (DR-2) - AN ORDINANCE CONCERNING TOBACCO SHOPS, ELECTRONIC CIGARETTE SHOPS OR A RETAIL TOBACCO BUSINESS for the purpose of modifying the definition and increasing the Special Exception distance requirements for tobacco shops, electronic cigarette shops or retail tobacco businesses that sell products for offsite use.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

CB-104-2022 - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/24/2022; SIGNED: 11/9/2022; EFFECTIVE: 12/27/2022

CB-105-2022 (DR-2) - AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE'S CORRECTIONAL OFFICERS' ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's Correctional Officers' Association, Inc. (PGCOA) (Correctional Officers) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

ENACTED: 10/25/2022; EFFECTIVE: 12/12/2022

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

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

143654 (1-5)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ARTHUR MARION LANFORD, SR.
Estate No.: 124547

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Arthur M. Lanford, Jr. for judicial probate of the will dated August 2, 2019 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 15, 2023 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

143619 (12-29,1-5)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
SAFFA BRIMA
Estate No.: 124730

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Halimatu Jalloh for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on February 21, 2023 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

143620 (12-29,1-5)

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2022-02 – ADJUSTING CITY WARD BOUNDARIES

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2022-02 on December 19, 2022. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Adjust the City's Five Ward Boundaries Based on the Most Recent Census Data and the Relevant Legal Requirements.

The Charter Amendment Resolution will become effective February 7, 2023, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 28, 2023. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2022-02 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

143519 (12-29,1-5,1-12,1-19)

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