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

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

8511 DANGERFIELD ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Maureen E. Robinson, dated November 8, 2006 and recorded in Liber 26419, Folio 411 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$244,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Sub-stitute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 22, 2020 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$17,000.00 by cer-tified 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 pur-chase 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 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 f 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute 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 equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, and Randall J. Rolls, Substitute Trustees

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

LEGALS

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

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

6912 40TH AVENUE **UNIVERSITY PARK, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at 14735 Main St., Upper Marl-boro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 22, 2020 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 de-scribed 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 \$35,000.00 by cer-tified 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute 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.

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

LEGALS

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

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

3015 COURTSIDE ROAD BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Jean E. Thompson, dated February 23, 2007 and recorded in Liber 28246, Folio 545 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an original interest rate of 7.800%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on SEPTEMBER 22, 2020 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 de-scribed 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 \$56,000.00 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 Frustees, 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, determina-tion of whether the borrower entered into any repayment agreement, interested ensemble. reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

> Mid-Atlantic Auctioneers, LLC 305 West Chesapeake Avenue, Suite 105

> > **LEGALS**

137960

(9-3,9-10,9-17)

<u>137968</u>

(9-3.9-10.9-17)

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL SPECIAL SESSION MONDAY, AUGUST 17, 2020

CHARTER AMENDMENT RESOLUTION CA-21-01-02

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and \$\$ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 7 (2008 Replacement Edition and November 2015 Supplement)) for the purposes of providing that the Mayor shall appoint the City Treasurer, the City Clerk, the Chief of Police and all other department and agency heads ; providing that all such officials and department and agency heads shall serve at the pleasure of the Mayor report to the Chief Operating Officer; providing that the Chief Operating Officer shall be t hy the M at the pleasure of the Mayor; providing that the Chief Operating Officer shall have the power to hire City employees, who shall serve at the pleasure of the Chief Operating Officer; providing that there shall be a Chief of Staff for the Mayor who is appointed by the Mayor and serve at the pleasure of the Mayor; providing that the Chief of Staff shall supervise all appointed officials and assist the Mayor in execution of his or her duties under the Charter; and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on October 13, 2020, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before October 2nd, 2020. The Resolution shall be posted and can be viewed in its entirety at City Hall (address below) through at least October 13, 2020.

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

Seat Pleasant Annex Building 1802 Brightseat Rd Landover, Maryland 20785

137925

<u>137958</u>

(8-27,9-3,9-10,9-17)

LEGALS

NEW CARROLLTON **CHARTER AMENDMENT RESOLUTION 20-04**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 20-04 to authorize the City Council to recognize and engage in Collective Bargaining for non-managerial sworn police officers of the City of New Carrollton Police Department (the "Resolution") on August 19, 2020. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 "GOVERNMENT OF THE CITY," SUBSEC-TION D "COUNCIL: POWERS AND DUTIES" TO AUTHORIZE THE CITY COUNCIL TO RECOGNIZE AND ENGAGE IN COLLECTIVE BARGAINING FOR NON-MANAGERIAL SWORN POLICE OFFICERS OF THE CITY OF NEW CARROLLTON POLICE DEPARTMENT

The Resolution will become effective on Thursday, October 8, 2020, subject to the provision of Division II, 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 Monday, September 28, 2020. The Resolution shall be posted and available for inspection through September 28, 2020, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 20-04 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at dbarber@newcarrolltonmd.gov.

The New Carrollton Charter Amendment Resolution 20-04 is also posted on the City of New Carrollton website: newcarrolltonmd.gov/ government/ordinances and resolutions.

LEGALS

The City Council of New Carrollton

<u>137942</u>

LEGALS

NOTICE

IN THE MATTER OF: Jose Antonio Sagastizado Jr

FOR THE CHANGE OF NAME TO: Antonio Robert Perez

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-12905

A petition has been filed to change the name of (Minor Child(ren)) Jose Antonio Sagastizado Jr to Antonio Robert Perez.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137991 (9-17)

NOTICE IN THE MATTER OF:

Safiata Kabore

FOR THE CHANGE OF NAME TO: Sophia Kabore Johnson

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

Case No. CAE 20-13099

A petition has been filed to change the name of Safiata Kabore to Sophia Kabore Johnson.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137992 (9-17)

NOTICE

IN THE MATTER OF: Isha Koroma

FOR THE CHANGE OF NAME TO:

In the Circuit Court for

Case No. CAE 20-15530

A petition has been filed to change the name of Isha Koroma to Regina Isha Ibrahim.

tion to the petition may be filed is October 5, 2020.

Clerk of the Circuit Court for Prince George's County, Maryland 137993 (9-17)

NOTICE

IN THE MATTER OF:

FOR THE CHANGE OF

Case No. CAE 20-15251

A petition has been filed to change the name of Candace Bacchus Hollingsworth to Candace Yehnel Bacchus

tion to the petition may be filed is October 5, 2020.

Clerk of the Circuit Court for (9-17)

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IRIE TETRA

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on September 3, 2020 ap-pointed Personal Representative of the estate of Irie Tetra, who died on January 26, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 3rd day of March,

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

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-tained from the Register of Wills.

> PERRY BECKER, ESQUIRE Personal Representative

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

Estate No. 117529

138026 (9-17,9-24,10-1)

Gail R. Kahan Kahan Law, P.C. 2500 Lindenwood Drive Olney, Maryland 20832 301-774-1855

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSEMARIE M. MOULTON**

Notice is given that Sherwood A. Moulton, whose address is 9503 Caroline Avenue, Silver Spring, MD 20901, was on August 17, 2020 appointed Personal Representative of the estate of Rosemarie M. Moulton who died on May 4, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of February, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed 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.

SHERWOOD A. MOULTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117248 (9-17,9-24,10-1) 138028

Regina Isha Ibrahim

Prince George's County, Maryland

The latest day by which an objec-

Mahasin El Amin

NAME TO:

In the Circuit Court for

The latest day by which an objec-

Mahasin El Amin Prince George's County, Maryland 137994

Candace Bacchus Hollingsworth

(8-27,9-3,9-10,9-17)

Candace Yehnel Bacchus

Prince George's County, Maryland

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

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

14022 VISTA DRIVE UNIT# 70 A/K/A 70A LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Jerry Crispin, dated August 31, 2007 and recorded in Liber 28649, Folio 336 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,900.00, and an original interest rate of 6.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 29, 2020 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 con-dominium 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 \$22,000.00 by cer-tified 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 pur-chase 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 di-rected 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 f 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

LEGALS

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

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

17205 SUMMERWOOD LANE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 29, 2020 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 de-scribed 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 \$74,000.00 by cer-tified 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 pur-chase 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 di-rected 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

> > **LEGALS**

LEGALS

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

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

904 WHISTLING DUCK DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Nelson Lipscomb and Darla Lipscomb, dated August 24, 2005 and recorded in Liber 23364, Folio 569 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$60,000.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 22, 2020 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 de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and / or unpaid private utility, water and ewer 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected 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 inci-dental 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, determina-tion 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 color emeduation of the loan service of the sale. sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

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

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

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

<u>137977</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL EDWARDO JARRETTE

Notice is given that Lenae Jarrette Franklin, whose address is 516 Odendhal Avenue, Gaithersburg, MD 20877, was on July 23, 2020 ap-pointed Personal Representative of the estate of Nathaniel Edwardo Jarrette who died on January 16, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2021.

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

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

LENAE JARRETTE FRANKLIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117372 (9-10,9-17,9-24) 137987

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

(9-10,9-17,9-24)

<u>137976</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELFIN LOPEZ

Notice is given that Ana T. Lopez, whose address is 8409 20th Avenue, Adelphi, MD 20783, was on August 20, 2020 appointed Personal Representative of the estate of Delfin Lopez, who died on April 18, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 20th day of February, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, 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.

ANA T. LOPEZ Personal Representative

	Cereta A. Lee Register Of W Prince George P.O. Box 1729 Upper Marlbo		CERETA A. LE REGISTER OF PRINCE GEOR P.O. BOX 1729 UPPER MARLE
2		Estate No. 117743	
	137984	(9-10,9-17,9-24)	137988

J. Williams Law, LLC 7981 Eastern Ave., #C-4 Silver Spring, MD 20910 301-585-1970

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE V. POULLARD

Notice is given that Willie M Poullard, whose address is 3105 63rd Place, Cheverly, MD 20785, was on July 28, 2020 appointed Per-sonal Representative of the estate of Louise V. Poullard, who died on April 6, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 28th day of January,

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, 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.

WILLIE M. POULLARD Personal Representative

Cereta A. Lee	
REGISTER OF WILL	.s For
PRINCE GEORGE'S	County
P.O. Box 1729	
JPPER MARLBORO	, MD 20773-1729
	Estate No. 117442
137988	(9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES PATTERSON AKA JAMES PATTERSON SR.

Notice is given that James Patter-son, Jr., whose address is 7638 Mandan Road, Greenbelt, MD 20770, was on July 7, 2020 appointed Personal Representative of the estate of James Patterson aka James Patterson Sr. who died on March 9, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of Jan-uary, 2021.

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

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

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

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

JAMES PATTERSON, 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. 117197 137983 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL JAMES SHARPE

Notice is given that Linda M Sharpe and William R Sharpe, whose address is 120 Scarlet Lane, Bartonsville, PA 18321, were on July 30, 2020 appointed Co-Personal Representatives of the estate of Daniel James Sharpe, who died on June 15, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of January, 2021

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Regis-ter 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

LINDA M SHARPE WILLIAM R SHARPE **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. 117473

137986 (9-10,9-17,9-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

ROCHELLE CURTIS

Notice is given that Derek A Curtis, Sr, whose address is 10109 Tree-top Lane, Lanham, MD 20706, was on August 7, 2020 appointed Personal Representative of the estate of Rochelle Curtis, who died on May 20, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 7th day of February, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, 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.

DEREK A. CURTIS, SR Personal Representative

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

137985

(9-10,9-17,9-24)

Estate No. 117190

137959

(9-10,9-17,9-24)

MARK W. HOWES, Esquire Law Offices of Mark W. Howes, LLC 1906 Towne Centre Boulevard-Suite 275 Annapolis, MD 21401 410-266-1041

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST JOHN ZACCANELLI

Notice is given that Russell Gibson, whose address is 27579 Queentree Road, Mechanicsville, MD 20659, was on July 27, 2020 appointed Personal Representative of the estate of Ernest John Zaccanelli who died on April 18, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2021.

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

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

RUSSELL GIBSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 116968

138030 (9-17,9-24,10-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD EARL HARRISON

Notice is given that Wanda Harrison, whose address is 9109 Tuckerman Street, Lanham, MD 20706, was on August 24, 2020 appointed per-sonal representative of the small esward Ea died on November 17, 2018 without a will.

Tina Lignos, Esquire HWK Law Group, LLC 1447 York Road, Suite 800 Lutherville, Maryland 21093 410-825-2255

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF F. LORRAINE KRUSE LAVALLEY

Notice is given that Carol Ann Genese, whose address is 1539 Rich-mond Avenue, Hamilton, NJ 08619, was on August 31, 2020 appointed Personal Representative of the estate of F. Lorraine Kruse LaValley who died on June 19, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of Express 2021 February, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-tained from the Register of Wills.

CAROL ANN GENESE Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117949
<u>138025 (9-17,9-24,10-1)</u>

Ralph W. Powers, Jr. 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRENDA L. CRAIG

Notice is given that Dalonte Waladdress is 240 GlenLEGALS

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

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

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

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

To reclaim your vehicle, please call (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	<u>VIN</u>
2011	Dodge	Journey	3D4PG1FGXBT513995
138012			(9-17)

NOTICE

IN THE MATTER OF: Paradise Asoh Tesoh

FOR THE CHANGE OF NAME TO: Iessica-Lois Asoh Tesoh

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14714

A petition has been filed to change the name of (Minor Child(ren)) Paradise Asoh Tesoh to Jessica-Lois Asoh Tesoh.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>138011</u> (9-17)

NOTICE IN THE MATTER OF: Lynn Eskew Johnson FOR THE CHANGE OF NAME TO: Lynn Eskew

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14703

A petition has been filed to change the name of Lynn Eskew Johnson to Lynn Eskew. The latest day by which an objec-

tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138013 (9-17)

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

Prince

The

George's

Post



Call

301	-627-	0900

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Reg-ister 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 dece-dent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliverv of the notice.

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

WANDA HARRISON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117813

138024 (9-17)

NOTICE

IN THE MATTER OF: Ahmed Pujeh

FOR THE CHANGE OF NAME TO: Ahmed Williams

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

Case No. CAE 20-15195

A petition has been filed to change the name of Ahmed Pujeh to Ahmed Williams.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137998 (9-17)

haven Drive, Amherst, NY 14228, was on August 6, 2020 appointed Personal Representative of the estate of Brenda L. Craig who died on August 5, 2019 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of February, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative 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.

DALONTE WALLACE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 117180 138029 (9-17,9-24,10-1)

NOTICE

IN THE MATTER OF: Omarie Ackeem Campbelle

FOR THE CHANGE OF NAME TO: Omarie Ackeem Mickel Campbell

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-15147

A petition has been filed to change the name of Omarie Ackeem Camp-belle to Omarie Ackeem Mickel Campbell.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137999 (9-17)

LEGALS

NOTICE

IN THE MATTER OF: Christann Chanell Turner

FOR THE CHANGE OF NAME TO: Christann Chanell

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14586

A petition has been filed to change the name of Christann Chanell Turner to Christann Chanell.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138014 (9-17)

NOTICE

IN THE MATTER OF: Adam Abbele

FOR THE CHANGE OF NAME TO: Adam Abbel

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

Case No. CAE 20-14565

A petition has been filed to change the name of (Minor Child(ren)) Adam Abbele to Adam Abbel. The latest day by which an objec-

tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138016 (9-17)

NOTICE

IN THE MATTER OF: Benedette C Enemuoh

FOR THE CHANGE OF NAME TO: Benardette C Enemuoh

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

Case No. CAE 20-13348

A petition has been filed to change the name of Benedette C Enemuoh to Benardette C Enemuoh.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138018 (9-17)

NOTICE

IN THE MATTER OF: Isabella Sunshine Estes

FOR THE CHANGE OF NAME TO: Sunshine Isaia Estes

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14583

A petition has been filed to change the name of Isabella Sunshine Estes to Sunshine Isaia Estes.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (9-17)138015

NOTICE

IN THE MATTER OF: Judy Ann Halaby

FOR THE CHANGE OF NAME TO: Judy Ann Moll

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

Case No. CAE 20-14545

A petition has been filed to change the name of Judy Ann Halaby to Judy Ann Moll.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland <u>(9-17)</u> 138017

NOTICE

IN THE MATTER OF: Crystal Yolanda Marie Lee

FOR THE CHANGE OF NAME TO: Cristopher Yakim Matthew Lee

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-06639

A petition has been filed to change the name of Crystal Yolanda Marie Lee to Cristopher Yakim Matthew Lee.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138019 (9-17)

Fax

301-627-6260

Have

Very Safe Weekend

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

2202 DHOW CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 29, 2006, recorded in Liber 26200, Folio 575 among the Land Records of Prince George's County, MD, with an original principal balance of \$650,000.00, 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

OCTOBER 6, 2020 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$71,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 343090-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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138020

(9-17,9-24,10-1)

<u>137972</u>

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

5204 42ND AVE. HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust dated June 29, 2013, recorded in Liber 35218, Folio 75 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, 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

SEPTEMBER 29, 2020 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser shall be 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 perior 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

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UP-COMING SALES

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

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(9-10.9-17.9-24) <u>137973</u>

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7003 CHADDS FORD DR. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated July 13, 2007, recorded in Liber 29107, Folio 562 among the Land Records of Prince George's County, MD, with an original principal balance of \$339,900.00, 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

SEPTEMBER 29, 2020 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$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 from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They rurchaser 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. 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 ruturn of the deposit without interest. If 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 th

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

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(9-10,9-17,9-24)

LEGALS

LEGALS



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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8205 STARDUST PL. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated November 9, 2006, recorded in Liber 27540, Folio 45 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,000.00, 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

SEPTEMBER 22, 2020 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 hall 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344740-1)

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

17204 USHER PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated March 26, 2008, recorded in Liber 29541, Folio 38 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,151.28, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 22, 2020 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$30,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water / sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 pur-chaser. 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 343092-1)

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

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(9-3,9-10,9-17) 137974

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14305 STROUD CT. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated April 9, 2007, recorded in Liber 27749, Folio 223 among the Land Records of Prince George's County, MD, with an original principal balance of \$684,000.00, 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

SEPTEMBER 29, 2020 AT 11:12 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 \$72,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser 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 asses of all losses occasioned by the purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale eve

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

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(9-10,9-17,9-24)

(9-3,9-10,9-17) 137964

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LANKFORD E. POINDEXTER

Notice is given that Rodney Poindexter, whose address is 309 Nalley Road, Landover, MD 20785, was on July 20, 2020 appointed Personal Representative of the estate of Lankford E. Poindexter who died on March 31, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following detect following dates:

(1) Six months from the date of the decedent's death, except if the dece-dent 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 ob-tained from the Register of Wills.

RODNEY POINDEXTER Personal Representative

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

Estate No. 116837 (9-10,9-17,9-24) <u>137982</u>

NOTICE

IN THE MATTER OF: Kristin Diane Collins

FOR THE CHANGE OF NAME TO: Chanel Carrington

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-15038

A petition has been filed to change the name of Kristin Diane Collins to Chanel Carrington.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JULIO MANUEL SANTIAGO

Notice is given that Gloria N San-Notice is given that Gioria IN San-tiago, whose address is 5025 36th Place, Hyattsville, MD 20782, was on July 21, 2020 appointed Personal Representative of the estate of Julio Manuel Santiago, who died on May 2, 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 represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 21st day of January, 2021

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed, 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. Člaim forms may be obtained from the Register of Wills.

GLORIA N SANTIAGO Personal Representative

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

Estate No. 117039 <u>138027</u> (9-17,9-24,10-1)

NOTICE

IN THE MATTER OF: Simone Lashaun Isaacs

FOR THE CHANGE OF NAME TO: Simone Lashaun Esho

Prince George's County, Maryland Case No. CAE 20-15026

A petition has been filed to change

The latest day by which an objec-

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

LEGALS

PUBLIC NOTICE

Prince George's County Office of Homeland Security/Public Safety Communications is filing an FCC ASR Form 854 for a new lattice public safety radio tower located near intersection of Aquasco Road and Ĥorsehead Road, Brandywine, MD 20613, Prince George's County; Latitude 38-38-59.3° North and Longitude 076-46-24.3° West. The height of the tower is 152.1 meters above ground level and 215.2 meters above mean sea level. Dual low intensity lighting will be required for this tower. Interested persons may review the application for this project at www.fcc.gov/asr/applications by entering Antenna Structure Régistration (Form 854) file number A1173170 and may raise environmental concerns about the project by filing a Request for Environmental Review with the Federal Communications Commission. Requests for Environmental Review must be filed within 30 days of the date that notice of the project is published on the FCC's website. The FCC strongly encourages interested parties to file Requests for Environmental Review online, and instructions for making such filings can be found at www.fcc.gov/asr/environmentalrequest. Parties wishing to submit the request by paper may do so by mailing the request to "FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554".

138023 (9-17)

COTTAGE CITY COMMISSION FAIR SUMMARY OF ORDINANCE 2020-03

This is to give notice that on September 9, 2020, the Cottage City Commission adopted Ordinance 2020-03, to be effective twenty calendar days following passage, September 29, 2020.

Ordinance 2020-03 adding Chapter 17 (Community Garden) to the Code of the Town of Cottage City regarding the use and administration of the lots known as 4222 Cottage Terrace, as a community garden; and generally relating to the use of town property by the members of the Cottage City Community Garden.

Ordinance 2020-03 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION

138022 (9-17) CITY OF SEAT PLEASANT

LEGISLATION ADOPTED CITY COUNCIL REGULAR WORK SESSION **TUESDAY, SEPTEMBER 8, 2020**

ORDINANCE O-21-05

AN ORDINANCE concerning Amendment of Fiscal Year 2020-2021 Budget for Grant Revenue for the Police Department.

RESOLUTION R-21-02

RESOLUTION OF THE CITY COUNCIL OF SEAT PLEASANT ADOPTING AN ANNEXATION PLAN FOR THE ANNEXATION OF THOSE PROPERTIES COMMONLY KNOWN AS CENTRAL AV-ENUE BETWEEN THE CAPITAL BELTWAY-US 95 AND THE DIS-TRICT OF COLUMBIA LINE.

Copies of this legislation are available from the Office of the City Clerk

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Prince George's County

Since 1932

6011 Addison Rd Seat Pleasant, Maryland 20743-2125

(9-17,9-24)

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 anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County

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

You must reclaim these vehicles by: 10/4/2020

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

2003	FORD	EXPLORER	MD	5DE7257	1FMZU64K63ZB58882
2007	FORD	ESCAPE	MD	7DW5427	1FMCU94187KB25671
2011	CHRYSLER	200	DC	GB6233	1C3BC1FB4BN580751
1998	GM	C1500			1GTEC14M3WZ526756
1996	HONDA	ACCORD			1HGCD7267TA024324

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

1987 VOLKSWAGEN	JETTA			WVWGB0165HW223204
2005 TOYOTA	SIENNA	ΤX	62895Z9	5TDZA23C35S232960

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

2003 CHEVROLET	SUBURBAN	3GNFK16Z93G322384
1992 CHEVROLET	GMT400 DC GC3020	1GBKC34NXNJ109174
2005 NISSAN	QUEST	5N1BV28U05N100196
1997 HONDA	CIVIC	JHMEJ6677VS027863
2002 BUICK	PARK AVENUE	1G4CW54K024180656
2008 HONDA	ACCORD	1HGCD5660SA114539
2008 GMC	YUKON MD 2EC0737	1GKFK16Z13J171214
2008 FORD	THUNDERBIRD	2Y85Z134521
2008 PLYMOUTH	PROWLER	1P3EW65G9XV502242
2001 CHEVROLET	SUBURBAN	1GNFK16T31J298459
2003 CADILLAC	CTS	1G6DM57N930133769

MCDONALD'S TOWING 2917 52ND AVE HYATTSVILLE MD 20781

301-864-4133

2002 ACURA	3.2TL	19UUA566X2A019175
2008 TOYOTA	4RUNNER	JT3HN87RXV0117250
138031		(9-17)

NOTICE OF PUBLIC HEARING **ON THE** PRINCE GEORGE'S COUNTY APPLICATION FOR THE STATE OF MARYLAND'S COVID COMMUNITY **DEVELOPMENT BLOCK** GRANT PROGRAM CDBG-CV ROUND 2 FUNDING

Date: Tuesday, September 22, 2020

(9-17)

138021

In the Circuit Court for

the name of Simone Lashaun Isaacs to Simone Lashaun Esho.

tion to the petition may be filed is October 5, 2020.

City Hall

NOTICE

IN THE MATTER OF: Gabriella Gonzalez Orellana

FOR THE CHANGE OF NAME TO: Oscar Armando Gonzalez Orellana

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-15057

A petition has been filed to change the name of Gabriella Gonzalez Orellana to Oscar Armando Gonzalez Orellana.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137996 (9-17)

NOTICE

IN THE MATTER OF: Jennifer Elizabeth Condon

FOR THE CHANGE OF NAME TO Jennifer Elizabeth Davis

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

Case No. CAE 20-15135

A petition has been filed to change the name of Jennifer Elizabeth Condon to Jennifer Elizabeth Davis.

The latest day by which an objec tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 137997 (9-17)

NOTICE

IN THE MATTER OF: Amina Khadija Yusasaf El

FOR THE CHANGE OF NAME TO Amina Khadija Burton

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

Case No. CAE 20-14795

A petition has been filed to change the name of Amina Khadija Yusasaf El to Amina Khadija Burtón.

The latest day by which an objec tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138003 (9-17)

NOTICE

IN THE MATTER OF: Kaylee Anne White

138000

(9-17)

FOR THE CHANGE OF NAME TO: Allister Lee Dwyer

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-15001

A petition has been filed to change the name of (Minor Child(ren)) Kaylee Anne White to Allister Lee Dwver.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138001 (9-17)

NOTICE

IN THE MATTER OF:

FOR THE CHANGE OF

Hannah Bernadette Kallon

Hannah Bernadette Kallon.

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 20-14993

A petition has been filed to change

the name of Hawanatu Kallon to

The latest day by which an objec-

tion to the petition may be filed is October 5, 2020.

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

Hawanatu Kallon

NAME TO:

IN THE MATTER OF: Tessha Louella Giammona

FOR THE CHANGE OF NAME TO: Tessha Louella Parran

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14787

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 20-14728

the name of Dominique Antonio Evans to Devans Anton Eli.

The latest day by which an objec-

tion to the petition may be filed is

Mahasin El Amin

Clerk of the Circuit Court for

Prince George's County, Maryland

(9-17)

A petition has been filed to change

IN THE MATTER OF:

FOR THE CHANGE OF

NAME TO:

Devans Anton Eli

Dominique Antonio Evans

A petition has been filed to change the name of Tessha Louella Giammona to Tessha Louella Parran. The latest day by which an objection to the petition may be filed is October 5, 2020.

Clerk of the Circuit Court for Prince George's County, Maryland 138006 (9-17)

NOTICE

IN THE MATTER OF: Vincinia Andrea McNeil Joyner

FOR THE CHANGE OF NAME TO: Vinicia Andrea McNeil Joyner

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14753

A petition has been filed to change the name of Vincinia Andrea Mc-Neil Joyner to Vinicia Andrea Mc-Neil Joyner.

The latest day by which an object tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138007 (9-17)

LEGALS

NOTICE

IN THE MATTER OF: Gertrude Sia Massaguoi

FOR THE CHANGE OF NAME TO:

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

Case No. CAE 20-14744

A petition has been filed to change the name of (Minor Child(ren)) Gertrude Sia Massaquoi to Sia Gertrude Massaquoi. The latest day by which an objec tion to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138008 (9-17)

NOTICE

IN THE MATTER OF: Gabriel Elijah Butts

FOR THE CHANGE OF NAME TO: Gabriel Elijah Brown

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14735

A petition has been filed to change the name of Gabriel Elijah Butts to Gabriel Elijah Brown. The latest day by which an objec-

tion to the petition may be filed is October 5, 2020. Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland

<u>138009</u> (9-17)

NOTICE

IN THE MATTER OF: Saskia Knauft

FOR THE CHANGE OF NAME TO: Saskia Knauft Rao

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-14724

A petition has been filed to change the name of Saskia Knauft to Saskia Knauft Rao.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138010 (9-17)

Location: VIRTUAL MEETING https://pgccouncil.us/303/County-Council-Video

*Please check the Prince George's County Council website at https://pgccouncil.us/ and/or the link above for updates on the date, time, agenda and an opportunity to comment.

Prince George's County will conduct a Public Hearing to obtain the views of citizens on housing needs to be considered for submission of an application to the Maryland Community Development Block Grant (CDBG) Program for funds awarded through the federal Coronavirus Aid, Relief and Economic Security Act (CARES Act). Funds must be used to prevent, prepare for and respond to the coronavirus.

The State of Maryland's Community Development Block Grant (CDBG) Program is a federally funded program designed to assist governments with activities directed toward neighborhood and housing revitalization, economic development, and improved community facilities and services. It is administered by the Maryland Department of Housing and Community Development.

The State of Maryland received an allocation of sixteen million, one hundred forty four thousand, eight hundred eighty-seven dollars (\$16,144,887.00) of CDBG Program COVID Round 2 Funding from the U.S. Department of Housing and Urban Development (HUD), as authorized under the Coronavirus Aid, Relief and Economic Security Act (CARES Act), enacted March 27, 2020 by Congress. Subsequently, the State has solicited applications from eligible jurisdictions, including Prince George's County, to apply for funding specifically for the administration of a Tenant-based Emergency Rental Assistance Program.

Citizens will have the opportunity to discuss proposed projects and to provide input on other needs to be considered. Citizens will be furnished with information including but not limited to:

- The amount of CDBG funds available;
- The range of activities that may be undertaken with CDBG funds; and
- The proposed project under consideration by (Jurisdiction).

A copy of the County's application for the COVID Round 2 Funding is available the County's website: on http://www.princegeorgescountymd.gov/1039/Plans-Reports, or can be mailed upon request by contacting DHCD at 301-883-5540.

Those wishing to testify at this hearing are invited to telephone the office of the Clerk of the Council, Room 2198, County Administration Building, Upper Marlboro, Maryland, 301-952-3600 TDD 301-925-5267.

Sign Language for the hearing impaired, interpretive and translation services for non-English speaking residents can be made available with a 5-day notice. To request these services, contact DHCD at (301) 883-5540 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland 20774. For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540, TDD 301-883-5428.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:

Estella Alexander, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: September 17, 2020

138032

Mahasin El Amin

(9-17)

NOTICE

IN THE MATTER OF: Carlos Devon Smith

138002

FOR THE CHANGE OF NAME TO: Abdul Waheeb Bey

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

Case No. CAE 20-14788 A petition has been filed to change

the name of Carlos Devon Smith to Abdul Waheeb Bey.

The latest day by which an objection to the petition may be filed is October 5, 2020.

Mahasin El Amin Clerk of the Circuit Cor Prince George's County, N	urt for
138004	(9-17)

138005 NOTICE

October 5, 2020.

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

