# The Prince George's Post

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

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

# **9749 52ND AVENUE COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Ford E. Husk, dated January 7, 2005 and recorded in Liber 22155, Folio 501 among the Land Records of Prince George's County, Maryland, modified by Loan Modification Agreement recorded on September 28, 2007 in the Land Records of Prince George's County at Liber No. 28721, Folio 352, with an original principal balance of \$62,000.00, and an original ins32, with an original principal balance of \$62,000.00, 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 MARCH 2, 2021 AT 11:30 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a 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 designations. 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, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

138773 (2-11,2-18,2-25)

# **LEGALS**

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

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

# 1314 RING BILL LOOP **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Leaph Drake, dated November 13, 2006 and recorded in Liber 26784, Folio 078 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$82,000.00, and an original interest rate of 12.375%, 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 MARCH 2, 2021 AT 11:30 AM.

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

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 certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

> Mid-Atlantic Auctioneers, LLC Towson, MD 21204

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

138774 (2-11,2-18,2-25)

**LEGALS** 

**City of Seat Pleasant** 

Notice of Annexation Resolution and Annexation Plan

The City Council of Seat Pleasant has introduced a Resolution to

Annex certain land described as: Central Avenue between the Capital

Beltway US 95 and the District of Columbia line consisting of approxi-

mately 41.2302 acres consisting primarily of Central Avenue and more accurately described in the Description and Exhibits of the Resolution.

Said Resolution and Plan were introduced before the City Council on

February 8, 2021 and are available for review at the City Administrative

The public hearing on the Resolution shall be held March 8, 2021 via

(2-11,2-18,2-25,3-4)

(2-11,2-18,2-25,3-4)

Zoom Video Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N.

TOWN OF NORTH BRENTWOOD

**ORDINANCE NO. 2021-01** 

An ordinance adopting and enacting Chapter 152 "Civil Emergen-

cies," of The Code of The Town of North Brentwood, as amended, as a

regular ordinance, by adopting and inserting said Chapter; providing

for the authority and powers of the Mayor and Council of the Town

of North Brentwood for the issuance of proclamations and orders in

response to civil emergencies and to enact certain criminal penalties

for violating such orders and generally relating to civil emergencies.

North Brentwood will hold hearing on February 16, 2021 at 7pm on

Charter Amendment 2021-01. A complete copy is available for public

review on the town's website: northbrentwood.com

Councilmember \_\_\_\_Baynes\_

\_2/1/21

Councilmember \_\_\_\_Dame\_\_\_\_

Lanham, CMC.

Introduced by:

Seconded by:

Date of Introduction:

138803

138824

(2-11.2-18.2-25)

# **LEGALS**

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

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

# 8118 LONDONDERRY COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

# MARCH 2, 2021 AT 9:30 AM

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

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

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

# LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

138772

# **LEGALS**

# OFFICIAL NOTICE

The City of Seat Pleasant is applying for a loan with the US Dept. of Agriculture Rural Development Agency to pay for increased cost for the Renovation and Addition to the City Hall and Public Works Buildings located at 6301 Addison Road, Seat Pleasant, MD 20743 and 108 69th Street, Capitol Heights, MD 20743.

For more information regarding this matter, please send your request for information to nehemiahmgmt1@gmail.com.

(2-11,2-18,2-25,3-4,3-11,3-18)

# **LEGALS**

# COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 23, 2021

VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT:  $\underline{https://pgccouncil.us/LIVE}$ 

11:30 A.M.

Notice is hereby given that on Tuesday, February 23, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

<u>CB-002-2021 - AN ACT CONCERNING 2021-2022 COMPENSATION REVIEW BOARD</u> for the purpose of establishing a Compensation Review Board to study the rate of current compensation and allowances for Council members and compensation for the County Executive and making recommendations regarding the amount of compensation in accordance with state and local laws, and generally relating to the Compensation Review Board.

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

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

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

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

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

> > (2-11,2-18)

**LEGALS** 

PRINCE GEORGE'S COUNTY

GOVERNMENT

**Board of License** 

**Commissioners** 

(Liquor Control Board)

**REGULAR SESSION** 

FEBRUARY 23, 2021

NOTICE IS HEREBY GIVEN: that

applications have been made with

the Board of License Commissioners

for Prince George's County, Mary-

land for the following alcoholic bev-

erage licenses in accordance with

the provisions of the Alcoholic Bev-

TRANSFER

Carlos R. Flores, CEO/President,

President/Treasurer/CFO, Mario

Lara, Local General Manager, for a

Class B(BH), Beer, Wine and Liquor

for the use of Sonesta International

Hotels Corporation, t/a Sonesta Se-

lect Greenbelt, 6301 Golden Trian-

gle Drive, Greenbelt, 20770, transfer

from Courtyard Management Cor-

poration, t/a Courtyard by Marriott (Greenbelt), Annette London, Assis-

tant Secretary, Margery A. Breneman, Assistant Secretary, Mario

NEW- CLASS B, BEER AND WINE

Michelle Grant, President, Lionel

Grant, Vice President, for a Class B,

Beer and Wine for the use of Era

Wine Bar, LLC, t/a Era Wine Bar,

3300 Rhode Island Avenue, Mount Rainier, MD 20712.

Kaela Berment-McDowald, CEO,

for a Class B, Beer and Wine for the

use of Beauty Confidential Co, LLC,

t/a Black Wax Bar, 10260 Lake Arbor Way, Mitchellville, MD,

Guo Xiong Zheng, President/Sec-

retary / Treasurer, for a Class B, Beer and Wine for the use of Rock & Toss Largo, Inc., t/a Rock & Toss Crab House (Largo), 908 Largo Center

Drive Upper Marlboro, MD, 20774.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 23, 2021. If you would

like to attend, the link to the vir-

tual hearing will be available one

week prior on the BOLC's website

at <a href="http://bolc.mypgc.us">http://bolc.mypgc.us</a> or you may

email <u>BLC@co.pg.md.us</u> to request the link. Additional information

may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

20721.

Lara, Assistant Secretary.

Miano,

erage Article.

Stephen

ATTEST: Donna J. Brown

Clerk of the Council

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

CHIKA G AHUNANYA HOME POINT FINANCIAL CORP HOME POINT FINANCIAL CORP HOME POINT FINANCIAL CORP James E. Clarke Et. Al. James E. Clarke Et. Al

MONTPELIER HILLS HOA, INC. MERS INC. Prince George's County

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY MD 20708-0000, Parcel No. 10-1000801

ANY UNKNOWN OWNER OF THE PROPERTY 11521 TUSCANY DR, LAUREL, MD 20708-0000 Parcel No. 10-1000801, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00014

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1000801 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2,580.0000 Sq.Ft. & Imps. Montpelier Hills- Lot 34 Blk R Assmt \$277,900 Lib 42440 Fl 499

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1000801 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 138788 (2-11,2-18,2-25)

# Terence Sheppard Director February 2, 2021

138814 (2-11,2-18)

# THE PRINCE GEORGE'S POST

Attest:

Call 301-627-0900

Fax 301-627-6260

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

# 3505 BURLEIGH DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated January 22, 2010, recorded in Liber 31388, Folio 325 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,022.00, 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

# FEBRUARY 23, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale. including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physpurchaser from the date of sale. Furchaser 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, hell be the return of the date in the status of the status shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 348860-1)

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

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

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

# **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

# 1211 ADELINE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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

# MARCH 2, 2021 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 322330-2)

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

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

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

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

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

# 14816 DOLPHIN WAY BOWIE, MD 20721

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

# MARCH 2, 2021 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$69,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such

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

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

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

<u>138751</u> (2-4,2-11,2-18) <u>138807</u> (2-11,2-18,2-25) <u>138808</u> (2-11,2-18,2-25)

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# **PUBLIC NOTICE**

# **CHARTER RESOLUTION NO. 173**

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March, 2021 unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the Annotated Code of Maryland.

# **CHARTER AMENDMENT NO. 1:**

Sec. 401. - City Administrator - Chief Administrative Officer (CAO).

There shall be a City Administrator - Chief Administrative Officer (CAO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The City Administrator shall be the Chief Administrative Officer (CAO) of the City and shall devote his or her full time and attention to [his or her] the duties and responsibilities of the office. The administrative powers of the City, except as otherwise provided by this Charter, shall be exercised by the City Administrator- Chief Administrative Officer (CAO) under the direct supervision of the Mayor. The City Administrator shall serve at the pleasure of the Mayor.

# **CHARTER AMENDMENT NO. 2:**

Sec. 403. - Deputy City Administrator - Chief Operations Officer (COO).

- [The Mayor shall be authorized to appoint a] There shall be a Deputy City Administrator <u>— Chief Operations Officer (COO)</u> appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Deputy City Administrator- Chief Operations Officer (COO) shall serve at the pleasure of the Mayor and shall devote full time and attention to [his or her] the duties and responsibilities of the office.
- (b) The duties of the Deputy City Administrator <u>– Chief</u>
  Operations Officer (COO) shall be as directed by the [mayor and city council] City Administrator. The Deputy City Administrator - Chief Operations Officer (COO), in the absence of the City Administrator, shall have such powers and duties of the City Administrator as may be directed by the Mayor.

# **CHARTER AMENDMENT NO. 3:**

Sec. 410. - Director of Budget and Personnel Services - [Appointment; chief financial officer.] Chief Financial Officer (CFO).

There shall be a Director of Budget and Personnel Services-Chief Financial Officer (CFO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the [city council] Mayor through the City's adopted operating budget. The Director of Budget and Personnel Services shall be the Chief Financial Officer (CFO) of the City and shall devote his or her full time and attention to [his or her] the duties as assigned and provided for in the City Code. The financial powers of the City, except as otherwise provided by this Charter or the City Code, shall be exercised by the Director of Budget and Personnel Services under the direct supervision of the City Administrator. The Director of Budget and Personnel Services-Chief Financial Officer (CFO) shall serve at the pleasure of the Mayor.

# **CHARTER AMENDMENT NO. 4:**

Sec. 440. - [Police chief] Chief of Police.

[Appointment. There shall be appointed by the mayor, subject to the confirmation of the city council, one person as chief of police.] There shall be a Chief of Police appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Chief of Police shall devote his or her full time and attention to the duties and responsibilities of the Police Department, and shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department. The Chief of Police shall serve at the pleasure of the Mayor.

# **CHARTER AMENDMENT NO. 5:**

Sec. 467. - Director of the Department of Communications.

- (a) There shall be a Director of the Department of Communications appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor, through the City's adopted operating budget. The Director of the Department of Communications shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department. The Director of the Department of Communications shall be
- responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

# **CHARTER AMENDMENT NO. 6:**

Sec. 468. - Director of the Department of Information Technology - Chief Information Officer (CIO).

- There shall be a Director of the Department of Information Technology – Chief Information Officer (CIO) appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the Mayor through the City's adopted operating budget. The Director of the Department of Information Technology – Chief Information Officer (CIO) shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of the department.
- The Director of the Department of Information Technology Chief Information Officer (CIO) shall be responsible, under the direction of the City Administrator, for organizing, supervising and administering the department.

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at krau@laurel.md.us and is posted on the City's website at www.cityoflaurel.org.

Kimberley A. Rau, MMC Clerk to the Council

138871

138732 (1-28,2-4,2-11,2-18)

# 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

| <u>YEAR</u> | MAKE   | MODEL   | <u>VIN</u>        |
|-------------|--------|---------|-------------------|
| 2009        | Toyota | Corolla | 2T1BU40EX9C178744 |
| 2017        | Mazda  | Mazda6  | JM1GL1U56H1104032 |
| 2020        | Kia    | Optima  | 5XXGT4L34LG427994 |

# **LEGALS**

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

**NOTICE** 

Substitute Trustees/

Plaintiffs,

NICOLA A. CORDONE 9314 Montpelier Drive Laurel, MD 20708

VS.

Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-32416

Notice is hereby given this 4th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9314 Montpelier Drive, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 4th day of March, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be

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

(2-11,2-18,2-25)

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

# **NOTICE OF PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on March 25, 2021 and will be heard on May 25, 2021. Those licenses are:

Class B, Beer and Wine – 17 BW 29, 17 BW 30, 17 BW 31

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, March 10, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

# BOARD OF LICENSE COMMISSIONERS

Attest: Sheppard Terence Director February 4, 2021

138813

VS.

(2-11,2-18)

# **NOTICE**

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

Substitute Trustees/

Plaintiffs,

ADEJOKE AJAYI OLUSOLA AJAYI 9702 Avis Court

Upper Marlboro, MD 20774 Defendant(s).

# In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 20-12125

Notice is hereby given this 10th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9702 Avis Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of March, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$300,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4) 138841

(2-18)

# ORDER OF PUBLICATION **BY POSTING**

HORTENSE SIRIMA Plaintiff

ERIC EKAKPO

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAD 19-23875

ORDERED, ON THIS 22nd day of January 2021, by the Circuit Court for Prince George's County MD:

That the Defendant, ERIC EKAKPO is hereby notified that the Plaintiff has filed a Complaint for ABSOLUTE DIVORCE and seeking the Divorce on the grounds of AC-TUAL DESERTION and stating that the Defendant's last known address is 3325 Chauncey Place # 303, Mt. Rainier, Maryland 20712 and there-

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be com-pleted by the 22nd day of February 2021, and it is further;

ORDERED, that in accordance with Maryland Rule 2-122(a)(2), the plaintiff shall publish, at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending, a copy of the signed Order of Publication at least thirty days prior to the response date in said order, and it is further

ORDERED THAT THE DEFEN-DANT, ERIC EKAKPO IS HEREBY WARNED THAT FAILURE TO WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 22nd DAY OF March 2021, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

Mahasin El Amin, Clerk

(2-4,2-11,2-18)

# **NOTICE**

To: Tamar Goodson,

You are hereby notified that a Complaint has been filed in the Circuit Court for Howard County, Maryland, Case No.: C-13-CV-19-

You shall file a written response. A copy of the Complaint may be obtained from the clerk's office at 8360 Court Avenue, Ellicott City, Maryland 21043 and 410-313-2111. You have until 30 days following the latest publication to file a

138754 (2-4,2-11,2-18)

# **NOTICE**

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

Substitute Trustees Plaintiffs

AND

Thomas A. Prue Sr

Lisa M. Prue

1300 Crisfield Drive Oxon Hill, MD 20745

Defendants

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-42786

Notice is hereby given this 10th day of February, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of March, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 10th day of March, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$232,000.00. The property sold herein is known as 1300 Crisfield Drive, Oxon Hill, MD 20745.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4)138844

# **LEGALS**

On February 8, 2021, the Council of the City of Glenarden adopted Charter Resolution CR-04-2021, as introduced A Charter Resolution to Ament Article IX, "Personnel," Section 902, "Clerk of the Council" for the Purpose of Clarifying the Role of any Deputy Clerk to the Council. The Council has determined that Section 902, Clerk to the Council, of the Charter of the City of Glenarden be and it is hereby amended to read as follows:

There shall be a Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. The Clerk shall attend every meeting of the Council and keep a full and accurate account of the proceedings of the Council. The Clerk shall keep such other records and perform such other duties as may be required by this Charter or the Council. There may also be a Deputy Clerk to the Council who shall be appointed by the President of the Council with the approval of a majority of the Council and who shall serve at the pleasure of the Council. [The Deputy Clerk to the Council shall perform the duties of the Clerk in the e of the Clerk to the Council.

# **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

# 9809 DOUBLETREE LN. UPPER MARLBORO A/R/T/A SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust dated November 25, 2006, recorded in Liber 26870, Folio 497 among the Land Records of Prince George's County, MD, with an original principal balance of \$488,750.00, 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 located on Main St.), on

# MARCH 9, 2021 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trust Note Holi 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 sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 302563-1)

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

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

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

(2-18,2-25,3-4)138859

# **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

# 10248 PRINCE PL., UNIT #23-101 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25702, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$171,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

# MARCH 9, 2021 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 23-101 in Building numbered 23 on Master Plat One (1) of Section One (1) of a plan of Condominium entitled "the Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE 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 escrew if required. Condominium 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 shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346434-1)

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

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

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

(2-18.2-25.3-4)

(2-18, 2-25, 3-4, 3-11) 138852 138860

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI Plaintiff,

MALACHIA & KATHERYN

BRANTLEY Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9006 ROLLINGWOOD DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 09-0937375

ANY UNKNOWN OWNER OF THE PROPERTY 9006 ROLLING-WOOD DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 09-0937375, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for Prince George's County

# Case No.: CAE 21-00026

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0937375 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

14,774.0000 Sq.Ft. & Imps. Maplewood Lot 47 Blk E Assmt \$278,900 Lib 07087 Fl 178

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn-deem the property with Parcel Identification Number <u>09-0937375</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

NIKOPAT & ASSOCIATES INC NIKOPAT & ASSOCIATES INC Hanover Office Park Condominium Hanover Office Park Condominium Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7225D HANOVER PKWY, CONDO UNIT: 722, GREENBELT, MD 20770-0000, Parcel No. 21-2408235

ANY UNKNOWN OWNER OF THE PROPERTY 7225D HANOVER PKWY. CONDO UNIT: 722. GREENBELT, MD 20770-0000 Parcel No. 21-2408235, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for

# Prince George's County Case No.: CAE 21-00044

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2408235 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 7 Unit 72 2 3.0000 Sq.Ft. & Imps. Hanover Office Par Assmt \$117,900 Lib 38207 Fl 079 Unit

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2408235 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk (2-18,2-25,3-4)138849

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

ANDREW L ROBINSON JR ANDREW L ROBINSON JR Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000, Parcel No.

ANY UNKNOWN OWNER OF THE PROPERTY 4613 SHARON RD, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0547844, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

Plaintiff,

# In the Circuit Court for Prince George's County

# Case No.: CAE 21-00027

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0547844 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,000.0000 Sq.Ft. & Imps. Stan Haven Lot 15 Blk 2 Assmt \$278,567 Lib 19866 Fl 65

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Personal I deem the property with Parcel Identification Number <u>06-0547844</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4) 138833

**ORDER OF PUBLICATION** 

# CHRISTOPHER BRUSZNICKI Plaintiff.

FRANK R & JESSIE E WALTON Wilmington Savings Fund Society Wilmington Savings Fund Society

FSB Jeana P McMurray Et. Al. ESTATE OF FRANK WALTON Prince George's County

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000, Parcel No. 09-0942284

ANY UNKNOWN OWNER OF THE PROPERTY 5617 MANSFIELD DR, TEMPLE HILLS, MD 20748-0000 Parcel No. 09-0942284, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for Prince George's County

# Case No.: CAE 21-00029

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0942284 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

10,263.0000 Sq.Ft. & Imps. Westchester Lot 34 Blk P Assmt \$262,000 Lib 04838 Fl 331

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number <u>09-0942284</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138834 (2-18,2-25,3-4)

# **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

KAREN D & DARNELL E STEWART SR Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000, Parcel No. 09-0951236

ANY UNKNOWN OWNER OF THE PROPERTY 9207 ELDON DR, CLINTON, MD 20735-0000 Parcel No. 09-0951236, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for Prince George's County Case No.: CAE 21-00030

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0951236 in Prince George's County, sold by the Collector of

Taxes for the Prince George's County and the State of Maryland

Addn 10,000.0000 Sq.Ft. & Imps. Cheltenham Forest-Lot 4 Blk A Assmt \$268,100 Lib 29641 Fl 192

to the plaintiff in this proceeding:

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and re-deem the property with Parcel Identification Number <u>09-0951236</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 138835 (2-18,2-25,3-4)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

JUDY L DE LOACH GREENBRIAR CONDO ASSOC GREENBRIAR CONDO ASSOC

Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000, Parcel No. 21-2336535

ANY UNKNOWN OWNER OF THE PROPERTY 7826 HANOVER PKWY, CONDO UNIT: 453, GREENBELT, MD 20770-0000 Parcel No. 21-2336535, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for

# Prince George's County Case No.: CAE 21-00038

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2336535 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:

Plat 1 Phase II Unit 453 2,368.0000 Sq.Ft. & Imps. Green-briar Condo P Assmt \$99,667 Lib 05088 Fl 839 Unit 453

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2336535 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138843 (2-18,2-25,3-4)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

YUHENG & YUXIN MEN College Park Towers Condo Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000, Parcel No. 21-2329019

ANY UNKNOWN OWNER OF THE PROPERTY 4313 KNOX RD, CONDO UNIT: 515, COLLEGE PARK, MD 20740-0000 Parcel No. 21-2329019, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

# In the Circuit Court for Prince George's County

# Case No.: CAE 21-00031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2329019 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 515 Phase 2 974.0000 Sq.Ft. & Imps. College Park Tower Assmt \$166,000 Lib 35005 Fl 482 Unit 515

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and re-deem the property with Parcel Identification Number 21-2329019 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (2-18, 2-25, 3-4)138836

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff.

HERRAN AREGAHEGN Presidential Park Condominium Prince George's County

Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1826 METZEROTT RD, CONDO

UNIT: 105, HYATTSVILLE, MD

20783-0000, Parcel No. 17-1941772

ANY UNKNOWN OWNER OF THE PROPERTY 1826 METZE-ROTT RD, CONDO UNIT: 105, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1941772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

# Defendants. In the Circuit Court for

# Prince George's County

# Case No.: CAE 21-00041

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1941772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 17 UNIT 1 05 2,182.0000 Sq.Ft. & Imps. Presidential Park Assmt \$72,000 Lib 41564 Fl 001 Unit 105

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number <u>17-1941772</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test:

Mahasin Él Amin, Clerk 138846 (2-18,2-25,3-4)

# **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

BO PENG GREENBELT STATION MASTER ASSOCIATION, INC.

Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5440 STREAM BANK LN, GREEN-BELT, MD 20770-0000, Parcel No. 21-3821618

ANY UNKNOWN OWNER OF THE PROPERTY 5440 STREAM BANK LN, GREENBELT, MD 20770-0000 Parcel No. 21-3821618, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

# In the Circuit Court for Prince George's County

Case No.: CAE 21-00032

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3821618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,240.0000 Sq.Ft. & Imps. Greenbelt Station Lot 56 Blk D Assmt \$408,067 Lib 39001 Fl 513

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a George's County once a week for 3 successive weeks, warning all persons interested in the the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-3821618 and answer the complaint or thereafter a final judgment will be entered forced and lightly the forced and the state of the state foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (2-18, 2-25, 3-4) 138837

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff.

LOUIS R & ELEANOR R TIPPETT ESTATE OF LOUIS RAYMOND TIPPETT

Prince George's County Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000, Parcel No. 21-2409662

ANY UNKNOWN OWNER OF THE PROPERTY 7547 NEWBERRY LN, LANHAM, MD 20706-0000 Parcel No. 21-2409662, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

# In the Circuit Court for Prince George's County

and interest

# Case No.: CAE 21-00047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2409662 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,500.0000 Sq.Ft. & Imps. Good Luck Estates Lot 23 Blk 1 Assmt \$285,967 Lib 03261 Fl 540

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number <u>21-2409662</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test:

encumbrances.

Mahasin Él Amin, Clerk 138851 (2-18,2-25,3-4)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

THE O WENDELL FLOWERS REV

TRUST Prince George's County Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10102 GREEN FOREST DR, HY-

ATTSVILLE, MD 20783-0000, Parcel

No. 21-2367175

ANY UNKNOWN OWNER OF THE PROPERTY 10102 GREEN FOREST DR, HYATTSVILLE, MD 20783-0000 Parcel No. 21-2367175, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in

right, title and interest Defendants.

> In the Circuit Court for Prince George's County

# Case No.: CAE 21-00042

The object of this proceeding is to secure the foreclosure of all rights of secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2367175 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,549.0000 Sq.Ft. & Imps. Hillandale Forest Lot 8 Blk J Assmt

\$342,500 Lib 32610 Fl 496 The complaint states, among other things, that the amounts necessary

for redemption have not been paid. It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redom the property with President to the court by the state of the property with President the deem the property with Parcel Identification Number 21-2367175 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

138847

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

(2-18,2-25,3-4)

Plaintiff.

KAMAL S GHAFFARIAN REVOC TRUST KAMAL S GHAFFARIAN REVOC TRUST

GREENBRIAR CONDO ASSOC INC GREENBRIAR CONDO ASSOC INC Prince George's County

Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7706 HANOVER PKWY, CONDO

UNIT: 52, GREENBELT, MD 20770-

0000, Parcel No. 21-2332534 ANY UNKNOWN OWNER OF THE PROPERTY 7706 HANOVER PKWY, CONDO UNIT: 52, GREEN-BELT, MD 20770-0000 Parcel No. 21-2332534, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or succes-

# sors in right, title and interest Defendants. In the Circuit Court for

# Prince George's County Case No.: CAE 21-00035

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2332534 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condo Phase I Unit 52 2,341.0000 Sq.Ft. & Imps. Green-briar Condo P Assmt \$90,000 Lib 39709 Fl 001 Unit 52

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2332534 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138840 (2-18,2-25,3-4)

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# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

KRM2521 LLC KRM2521 LLC Rehab Financial Group LP Rehab Financial Group LP Michael E Gross, Esq. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0618652

ANY UNKNOWN OWNER OF THE PROPERTY 5813 KENTUCKY AVE, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0618652, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00017

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0618652 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,375.0000 Sq.Ft. & Imps. Parkland-1st Addn Lot 24 Assmt \$215,133 Lib 42189 Fl 046

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>06-0618652</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

MEKORT DEVELOPMENT INC MEKORT DEVELOPMENT INC Holly Hill Condominium Holly Hill Condominium Prince George's County

Occupant

No. 06-0528331

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000, Parcel

ANY UNKNOWN OWNER OF THE PROPERTY 7110 DONNELL PL, CONDO UNIT: 7110 B2, DIS-TRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528331, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for

# Prince George's County Case No.: CAE 21-00025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528331 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7110-unit B-2 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$59,333 Lib 33546 Fl 153 Unit 7110 B

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>06-0528331</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138799 (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

Plaintiff,

CHRISTOPHER BRUSZNICKI

WILLIAM REEVES WILLIAM REEVES COUO OF OLDE TOWNE VIL-LAGE CONDO. Prince George's County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-

ANY UNKNOWN OWNER OF THE PROPERTY 1759 S ADDISON RD, CONDO UNIT: 1759, DIS-TRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0557769, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00020

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0557769 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1759 Grou P Xi 2,299.0000 Sq.Ft & Imps. OLD Towne Village Assmt \$85,000 Lib 16846 Fl 065 Unit 1759

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>06-0557769</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

THEODORE P & BEATRICE H

Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0587618

ANY UNKNOWN OWNER OF THE PROPERTY 6509 KIPLING PKWY, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0587618. the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for Prince George's County

# Case No.: CAE 21-00018

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0587618 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lt 7.8 7,000.0000 Sq.Ft. & Imps. District Heights Blk 15 Assmt \$202,033 Lib 00000 Fl 000

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0587618 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 138792 (2-11,2-18,2-25)

# LEGALS

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

SHIRLEY V ASHTON Holly Hill Condominium Holly Hill Condominium Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528786

ANY UNKNOWN OWNER OF THE PROPERTY 7143 DONNELL PL, CONDO UNIT: 7143 C5, DIS-TRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528786, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528786 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7143-unit C-5 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo-- Assmt \$52,000 Lib 38814 Fl 392 Unit

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>06-0528786</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

MARIA E SILVA & HERSON J LOPEZ Riggs Hill Condominium Riggs Hill Condominium Prince George's County

Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1876648

ANY UNKNOWN OWNER OF THE PROPERTY 1801 DREXEL ST, CONDO UNIT: 2, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1876648, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

> In the Circuit Court for Prince George's County

# Case No.: CAE 21-00024

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1876648 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,636.0000 Sq.Ft. & Imps. Riggs Hill Condo Assmt \$80,333 Lib 35475 Fl 521 Unit 2 Bldg A

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County. That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warnweek for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1876648 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 138798 (2-11,2-18,2-25)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

AKINTOYE ADELAKUN AKINTOYE ADELAKUN ESTATE OF AKINTOYE **ADELAKUN** Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1888932

ANY UNKNOWN OWNER OF THE PROPERTY 7973 18TH AVE, CONDO UNIT: 7973, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1888932, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00023

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888932 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Village A Cond Ominium Unit 7973 2,575.0000 Sq.Ft. & Imps. Serene Townhouse V Assmt \$128,333 Lib 32207 Fl 083 Unit

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1888932 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

MARY M YOUNG HUEPPI

Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7701 WOODYARD RD, CLINTON, MD 20735-0000, Parcel No. 09-

ANY UNKNOWN OWNER OF THE PROPERTY 7701 WOOD-YARD RD, CLINTON, MD 20735-0000 Parcel No. 09-0990598, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00016

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0990598 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Nr Woodyard 4.8600 Acres. & Imps. Assmt \$285,500 Map 108 Grid D3 Par 029 Lib 36570 Fl 102

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the ing all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>09-0990598</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test:

Mahasin El Amin, Clerk 138790 (2-11,2-18,2-25)

# **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

TOP NOTCH REAL ESTATE SOLU-TION LLC TOP NOTCH REAL ESTATE SOLU-TION LLC TOP NOTCH REAL ESTATE SOLU-

TION LLC TOP NOTCH REAL ESTATE SOLU-TION LLC 1Sharpe Income Fund LP 1Sharpe Income Fund LP DANIEL HUERTAS Prince George's County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 06-0564989

ANY UNKNOWN OWNER OF THE PROPERTY 4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 06-0564989, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for

# Prince George's County Case No.: CAE 21-00019

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0564989 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4000 Sqft Eq L Ot 1, N 40 Ft Lot 41 & Pt Lots 42.43 4,000.0000 Sq.Ft. & Imps. Boulevard Heights Blk 12 Assmt \$169,867 Lib 42022 Fl 587

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 06-0564989 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

LUIS AROLDO CASTILLO

Plaintiff,

BARRERA LUIS AROLDO CASTILLO BARRERA ANTONIA MARTINEZ AYALA ANTONIA MARTINEZ AYALA MORTGAGE ONE SOLUTIONS

MORTGAGE ONE SOLUTIONS Anh Minh Duong Tran

MERS INC. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1902 LEBANON HY-ATTSVILLE, MD 20783-0000, Parcel No. 17-1907054

ANY UNKNOWN OWNER OF THE PROPERTY 1902 LEBANON ST, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1907054, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00021

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1907054 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

5,746.0000 Sq.Ft. & Imps. Adelphi Knolls Lot 12 Blk B Assmt \$243,233 Lib 42680 Fl 426

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 17-1907054 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: 138795 (2-11,2-18,2-25)

encumbrances.

# **ADVERTISE HERE** Call 301-627-0900 Today!

# **LEGALS**

# **PUBLIC NOTICE**

# **CHARTER RESOLUTION NO. 172**

This is to give notice that the above resolution amending the City of Laurel Charter was adopted by the Mayor and City Council on the 11th day of January 2021. This amendment shall become effective on the 2nd day of March, 2021 unless on or before the 19th day of February, 2021 a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator by 5:00 p.m. meeting the requirements of Article 23A of the

# Annotated Code of Maryland. **ARTICLE 600. - REGISTRATION AND ELECTIONS**

Sec. 601. Voter registration Sec. 602 Election of mayor and councilmembers Sec. 603 Polling places Sec. 604 Election equipment

Sec. 606 Counting ballots Sec. 607 Returns Sec. 608 Certification of election Sec. 609 Failure to elect; runoff elections Sec. 610 Absentee ballots

Sec. 610A Write in ballots Sec. 611 Other laws Sec. 612 Recall procedures <del>Sec. 613 Grounds for recall</del>

Sec. 605 Voting procedure

**ARTICLE 600. REGISTRATION AND ELECTIONS** Sec. 601 Voters and Registration

Sec. 604 Polling Places Sec. 605 Voting Procedures Sec. 607 Vote-by-Mail Ballots

Disqualification and Suspension of Elected Officials Sec. 611 Recall of Elected Official

Sec. 614 Referenda Sec. 615 Advisory Referenda

A copy of the full text can be obtained by contacting the Office of the Clerk to the City Council Kimberley Rau at <a href="mailto:krau@laurel.md.us">krau@laurel.md.us</a> and is posted on the City's website at www.cityoflaurel.org.

Clerk to the Council

138731

(1-28,2-4,2-11,2-18)

# Sec. 614 Ward Boundaries Sec. 615 Referenda <del>Sec. 616 Advisory referenda</del>

Sec. 602 Election of Mayor and Councilmembers Sec. 603 Ward Boundaries

Sec. 606 Same Day Registration

Sec. 608 Electioneering Sec. 609 Election Equipment and Sample Ballots Sec. 610 Compliance with Eligibility Requirements, Attendance, Recall,

Sec. 612 Grounds for Recall of Elected Official Sec. 613 Suspension of Elected Officials

Sec. 616 Adoption and Incorporation of State Law Provisions Sec. 617 Extraordinary Powers – Civil Emergency

Kimberley A. Rau, MMC

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

A AND N ARCHITECTURAL LLC WCP FUND I LLC WCP FUND I LLC

Manufacturers & Traders Trust Co. Manufacturers & Traders Trust Co. Daniel Huertas American Title, Inc. American Title, Inc. American Title, Inc.

American Title, Inc. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 112 FOX WAY, OXON HILL, MD 20745-0000, Parcel No. 12-1197490

ANY UNKNOWN OWNER OF THE PROPERTY 112 FOX WAY. OXON HILL, MD 20745-0000 Parcel No. 12-1197490, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00009

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1197490 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,900.0000 Sq.Ft. & Imps. Forest Heights Lot 18 Blk P Assmt \$197,767 Lib 41977 Fl 125

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 12-1197490 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

ELIZABETH O BRIEN ELIZABETH O BRIEN State of Maryland Comptroller Marilyn M Bland Marilyn M Bland

Unknown Owners

ANY UNKNOWN OWNER OF THE PROPERTY 6508 ROSEMONT ST, UPPER MARLBORO, MD 20772-0000 Parcel No. 09-0952978, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators,

right, title and interest Defendants.

> In the Circuit Court for Prince George's County

# Case No.: CAE 21-00008

secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-0952978 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

20,170.0000 Sq.Ft. & Imps. Kingston Manor Lot 5 Blk A

Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>09-0952978</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

(2-11,2-18,2-25)

# THIS COULD BE Your ad!

Call 301-627-0900

Daniel K. Tregoning, Esquire

352 West Patrick Street

Frederick, Maryland 21701

301-668-5310

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Further information can be ob-

tained 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 probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 20th day of April, 2021.

(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

IN THE ESTATE OF

MIRIAM S. GLICKMAN

7100 Baltimore Ave #205 College Park, MD 20740

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

IN THE ESTATE OF

Notice is given that Maria Stransky, whose address is 4115 29th Street, Mount Rainier, MD 20712, was on December 11, 2020 appointed

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

(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

(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-

Personal Representative

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

Estate No. 118688 (2-11,2-18,2-25) 138826

Plaintiff,

CHRISTOPHER BRUSZNICKI

Prince George's County Occupant

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6508 ROSEMONT ST, UPPER MARLBORO, MD 20772-0000, Parcel No. 09-0952978

grantees, assigns, or successors in

The object of this proceeding is to

Assmt \$222,900 Lib 32146 Fl 067

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

# **LEGALS**

Karel C Petraitis 301-277-1443

# NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED MARION BARTOSZYK

Notice is given that Robin A. White, whose address is 8803 Reich's Ford Road, Frederick, MD 21704, was on October 21, 2020 appointed Personal Representative of the estate of Miriam S. Glickman who died on July 15, 2020 with a will. Personal Representative of the estate of Marion Bartoszyk who died on December 25, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of June, 2021.

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

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.

decedent's death; or

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

ROBIN A. WHITE Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

CERETA A. LEE

Estate No. 118096 138827 (2-11,2-18,2-25)

**LEGALS** 

**ORDER OF PUBLICATION** 

Plaintiff,

BERNARD I & ELIZABETH S PROCTOR BERNARD I & ELIZABETH S **PROCTOR** 

CHRISTOPHER BRUSZNICKI

ESTATE OF BERNARD PROCTOR ESTATE OF BERNARD PROCTOR

Prince George's County Occupant

Unknown Owners ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BRANDYWINE BRANDYWINE, MD 20613-0000, Parcel No. 11-1142843

ANY UNKNOWN OWNER OF THE PROPERTY 15509 BRANDY-WINE RD, BRANDYWINE, MD 20613-0000 Parcel No. 11-1142843, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00012

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 11-1142843 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

3.1500 Acres. & Imps. Assmt \$176,700 Map 156 Grid D3 Par 089 Lib 05104 Fl 943

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>11-1142843</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25) 138786

Veterans for Prince George's County:

Mr. Michael L. Riddick

by telephone/voice mail message.

Attest:

138868

Donna J. Brown

Clerk of the Council

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

IANET ELLIOTT VAN DYK MORTGAGE CORP VAN DYK MORTGAGE CORP ABODE SETTLEMENT GROUP

NORTH LAKE HOMEOWNERS ASSOCIATION, INC. MERS INC. Prince George's County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14517 CAMBRIDGE CIR, LAUREL, MD 20707-0000, Parcel No. 10-

ANY UNKNOWN OWNER OF THE PROPERTY 14517 CAM-BRIDGE CIR, LAUREL, MD 20707-0000 Parcel No. 10-1036565, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County

Case No.: CAE 21-00013

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1036565 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,654.0000 Sq.Ft. & Imps. Laurel Lakes Plat Lot 66 Assmt \$261,400 Lib 40800 Fl 593

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1036565 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138787

**COUNTY COUNCIL HEARING** 

**COUNTY COUNCIL OF** 

PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

**TUESDAY, MARCH 2, 2021** 

VIRTUAL MEETING

VIEW USING THE LINK PROVIDED AT:

https://pgccouncil.us/LIVE

11:30 A.M.

Notice is hereby given that on Tuesday, March 2, 2021, the County Coun-

Appointment of the following individual to the Commission for

Given the current state of the novel coronavirus (COVID-19) pandemic,

and under the Governor's "Proclamation and Declaration of State of Emer-

gency and Existence of Catastrophic Health Emergency - COVID-19," as

amended, and the Prince George's County State of Emergency Declaration,

as amended, the County Council is operating under emergency procedures The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit

comments or written testimony please use the Council's eComment portal

at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. Please note, that written testimony or com-

ments will be accepted in electronic format, rather than by U.S. mail. For

those unable to use the portal, comments/written correspondence may be

Registration should be completed by 3:00 p.m. on the day BEFORE the

meeting. Testimony and comments will not be accepted via social media or

These policies are in effect until further notice. Any future changes to them

will be communicated on the County Council website, County Council social

media channels, via Alert Prince George's, and will be shared with the press

Subscription price is \$15 a year.

Give us your contact

information—Name and Address

We accept Visa and Mastercard

Calvin S. Hawkins, II

Chair

BY ORDER OF THE COUNTY COUNCIL

PRINCE GEORGE'S COUNTY, MARYLAND

emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Appointment/Public

Replacing: Mr. Frederick H. Nordhorn Term Expiration: 10/28/2024

cil of Prince George's County, Maryland, will hold the following public

# AND

Charles D. Bowman (2-11,2-18,2-25)

12035 Birchview Drive Clinton, MD 20735

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

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

amount of the foreclosure sale price to be \$290,000.00. The property sold herein is known as 12035 Birchview Drive, Clinton, MD 20735.

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

Substitute Trustees/ Plaintiffs

DAVID B. SHAHAN (DECEASED) 7005 Adelphi Road University Park, MD 20782

# George's County, Maryland Case No. CAEF 20-12979

Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7005 Adelphi Road, University Park, MD 20782, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of Febru-

ary, 2021. The report states the purchase price at the Foreclosure sale to be \$386,000.00.

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

# **LEGALS**

## NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NINA E. KEATING

Notice is given that Michael P Keating, whose address is 6309 Battle Rock Drive, Clifton, VA 20154, was on January 20, 2021 appointed Personal Representative of the estate of Nina E. Keating who died on November 22, 2020 with a will.

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

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

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

MICHAEL P KEATING Personal Representative

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

Estate No. 119125 138767 (2-4,2-11,2-18)

# **NOTICE**

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeeferv Christianna Kersev Kevin Hildebeidel 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees, Plaintiffs

Nathaniel Risch, Personal Representative for the Estate of Michelle D. Spence

4336 Applegate Lane Unit#3 Suitland, MD 20746

Case No. CAEF 20-16679 Notice is hereby given this 25th day of January, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of February, 2021, provided a copy of this notice be pub-

In the Circuit Court for Prince

George's County, Maryland

sive weeks before the 25th day of February, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$177,000.00. The property sold herein is known as 4336 Applegate

lished in a newspaper of general circulation in Prince George's

County, once in each of three succes-

Lane Unit#3, Suitland, MD 20746. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 138737 (2-4,2-11,2-18)

# **LEGALS**

# **NOTICE**

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

Monica L. Randall and

Plaintiffs

Estate of Kenneth E. Bush IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

# MARYLAND

ORDERED, this 29th day of January, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 506 Clovis Avenue, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of March, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of March, 2021, next.

The report states the amount of sale to be \$115,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

(2-4,2-11,2-18)

CIVIL NO. CAEF 20-00047

True Copy—Test: Mahasin El Amin, Clerk 138738

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 May, 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:

TO ALL PERSONS INTERESTED

JOHN LARRY KUCZYNSKI III

Notice is given that John L Kuczynski IV, whose address is 29 Center

Street, Laurel, MD 20723, was on No-

vember 20, 2020 appointed Personal Representative of the estate of John

Larry Kuczynski III who died on October 14, 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

IN THE ESTATE OF

(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. JOHN L KUCZYNSKI IV Personal Representative

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

Estate No. 118851 138765 (2-4,2-11,2-18)**NOTICE** 

Richard J. Rogers Michael McKeeferv Christianna Kersev 600 Baltimore Avenue, Suite 208

Substitute Trustees,

**Plaintiffs** 

Shirley C. Bowman

Edward S. Cohn

Stephen N. Goldberg

Richard E. Solomon

Towson, MD 21204

Defendants

Case No. CAEF 19-33447

February, 2021. The Report of Sale states the

(2-4,2-11,2-18)

# **NOTICE**

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

Defendant(s). In the Circuit Court for Prince

(2-18)

(2-4,2-11,2-18)

True Copy—Test: Mahasin El Amin, Clerk 138770

# tained from the Register of Wills. MARIA STRANSKY

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

RICHARD & KAYLA K M MORALES Nationstar Mortgage LLC Nationstar Mortgage LLC
DOMINION FINANCIAL & IN-VESTMENT CORP. R. DOUGLAS JONES

A. NEAL Presidential Towers Condominium Presidential Towers Condominium

Prince George's County Occupant

HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1510, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1938596

THE PROPERTY 1836 METZE-ROTT RD, CONDO UNIT: 1510, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1938596, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

redemption in the following property Parcel Identification Number 17-1938596 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

Imps. Presidential Tower Assmt \$61,000 Lib 16290 Fl 621 Unit

The complaint states, among other things, that the amounts necessary

be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 17-1938596 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

# **LEGALS**

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

TO ALL PERSONS INTERESTED

Notice is given that R Stephen Power, whose address is 29 Kings Creek Circle, Rehoboth, DE 19971, was on January 25, 2021 appointed personal representative of the small estate of Harry W Power Jr who died on May 17, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

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

on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

> R STEPHEN POWER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 118344

(2-18)

138870

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

JACQUES & MONIQUE TCHOUANTE Franklin Credit Mgmt. Corp. Franklin Credit Mgmt. Corp. Franklin Credit Mgmt. Corp. Bankers Trust Company of CA Bankers Trust Company of CA CATHERINE A. NOSTRAME JIM SORVAAG ESTATE OF **JACQUES** TCHOUANTE Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BANNING PL, ATTSVILLE, MD 20783-0000, Parcel No. 17-1919075

ANY UNKNOWN OWNER OF THE PROPERTY 2314 BANNING PL, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1919075, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00033

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1919075 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,050.0000 Sq.Ft. & Imps. Lewislade Lot 12 Blk 14 Assmt \$241,067 Lib 11463 Fl 400

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and re-deem the property with Parcel Identification Number <u>17-1919075</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 138838 (2-18,2-25,3-4)

# **LEGALS**

Plaintiff,

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

CHOICE HOMES LLC CHOICE HOMES LLC CHOICE HOMES LLC CHOICE HOMES LLC

CHOICE HOMES LLC DAVID ALTERMAN STEVE SUSHNER Presidential Park Condominium Prince George's County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9203 NEW HAMPSHIRE AVE, CONDO UNIT: 107, SILVER SPRING, MD 20903-0000, Parcel No. 17-1945252

ANY UNKNOWN OWNER OF THE PROPERTY 9203 NEW HAMPSHIRE AVE, CONDO UNIT: 107, SILVER SPRING, MD 20903-0000 Parcel No. 17-1945252, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00046

The object of this proceeding is to redemption in the following property Parcel Identification Number 17-1945252 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Bldg 2 Unit 10 7 1,800.0000 Sq.Ft. & Imps. Presidential Park Assmt \$50,000 Lib 34766 Fl 266 **Unit 107** 

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and re-deem the property with Parcel Identification Number 17-1945252 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk <u>138850</u> (2-18,2-25,3-4)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

ZHIQIN LI ZHIQIN LI METZEROTT 1824 LLC METZEROTT 1824 LLC METZEROTT 1824 LLC Presidential Towers Condominium

Presidential Towers Condominium Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, CONDO UNIT: 1824, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1939578

ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZE-ROTT RD, CONDO UNIT: 1824, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1939578, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00040

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1939578 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 1824 -nco A2nd2010-982.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$83,333 Lib 35207 Fl 211 Unit 1824

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warn-tification Number 17-1939578 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4) 138845

# LEGALS

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

CARL WILLIAM ROY II CARL WILLIAM ROY II CHARLESTOWNE VILLAGE CONDOMINIUM, INC. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7716 LAKECREST DR, CONDO UNIT: 7716, GREENBELT, MD 20770-0000, Parcel No. 21-2329829

ANY UNKNOWN OWNER OF THE PROPERTY 7716 LAKECREST DR, CONDO UNIT: 7716, GREEN-BELT, MD 20770-0000 Parcel No. 21-2329829, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for

# Prince George's County Case No.: CAE 21-00034

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2329829 in Prince George's County, sold by the Collector of Tayes for the Prince George's Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Condo Unit 7716 2,517.0000 Sq.Ft. & Imps. Charlestowne Assmt \$106,667 Lib 19094 Fl 584 Unit 7716 Bldg

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warnweek for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2329829 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4) 138839

# NOTICE OF ADOPTION OF **CHARTER AMENDMENT**

NOTICE IS HEREBY GIVEN to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, and the Charter of the Town of Cheverly, the Mayor and Council of Cheverly, Maryland, at a public meeting assembled on February 11, 2021, duly adopted Charter Amendment Resolution No. R-06-Amendment Resolution No. R-06-20. The following section of the Town Charter was amended: RESOLUTION AMENDING ARTICLE V OF THE TOWN CHARTER TO INCREASE THE NUMBER OF THE BOARD OF SUPERVISORS OF ELECTION FROM THREE (3) TO FIVE (5), PERMIT EARLY VOTING, SAME DAY VOTER REGISTRA. SAME DAY VOTER REGISTRA-TION AND VOTING AND MAIL-IN VOTING. The Amendment shall become effective and be considered part of the Charter of the Town of Cheverly on April 2, 2021, unless on or before March 23, 2021, there shall be presented to the Mayor and Council of Cheverly, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Cheverly. Said petition shall be signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town of Cheverly. Further information may be obtained by contacting the Town Administrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday.

138873 (2-18,2-25,3-4,3-11)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

WILLIAM (AKA WILLIAN) PINEDA GUEVARA YESENIA D MEMBRENO ROGEL CHELSEA WOOD TWO CONDOMINIUM, INC Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8681 GREENBELT RD, CONDO UNIT: 8681 T-1, GREENBELT, MD 20770-0000, Parcel No. 21-2430098

ANY UNKNOWN OWNER OF THE PROPERTY 8681 GREENBELT RD, CONDO UNIT: 8681 T-1, GREENBELT, MD 20770-0000 Parcel No. 21-2430098, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

# In the Circuit Court for Prince George's County Case No.: CAE 21-00049

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-2430098 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Courts Condomi Nium Bldg 8681 Uni T T-1 2,274.0000 Sq.Ft. & Imps. Chelsea Woods Cour Assmt \$59,667 Lib 41248 Fl 502 Unit 8681 T

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

It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 13th day of April, 2021, and redeem the property with Parcel Identification Number 21-2430098 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (2-18,2-25,3-4) 138853

THE

PRINCE GEORGE'S

301-627-6260

**LEGALS** 

# SMALL ESTATE NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANE L. MCGETTRICK AKA JANE LOSTY MCGETTRICK)

Notice is given that Elizabeth M. Graef, whose address is 5409 Simpkins Court, Ellicott City, MD 21043, was on February 9, 2021 appointed personal representative of the small estate of Jane L. McGettrick who

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

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

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

(2-18)

138854

# **COUNTY COUNCIL HEARING**

NOTICE OF PUBLIC HEARING TUESDAY, MARCH 2, 2021

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

**LEGALS** 

COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND

11:30 A.M. Notice is hereby given that on Tuesday, March 2, 2021, the County Council of Prince George's County, Maryland, will hold the following public

Appointment of the following individual as Chief Administrative Officer for Prince George's County:

# Tara H. Jackson

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

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

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

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

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

Donna J. Brown Clerk of the Council

138867 (2-18)

> Proudly Serving Prince George's County Since 1932

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

died on December 6, 2020 with a

All persons having claims against the decedent must serve their claims on the undersigned personal repre-

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

(2) Thirty days after the personal representative mails or otherwise

ELIZABETH M. GRAEF Personal Representative

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

Estate No. 119424 138869

Upper Marlboro, MD 20772 301-627-1000 NOTICE OF APPOINTMENT

Zachary W. Worshtil

5415 Water Street

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES A. PETTUS** 

Notice is given that Janeen Carter, whose address is 5152 B Jerstad Court, JB Andrews, MD 20762, was on July 13, 2020 appointed Personal Representative of the estate of James A. Pettus who died on January 13, 2018 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of 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 undersigned on or before the earlier of the following dates: 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

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.

two months from the mailing or

JANEEN CARTER Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 109009

(2-18,2-25,3-4)

POST Call 301-627-0900 Fax

# WILLIAM L. WALDE AND DAVID

Unknown Owners ALL OTHER PERSONS THAT

ANY UNKNOWN OWNER OF

Case No.: CAE 21-00037 The object of this proceeding is to secure the foreclosure of all rights of

to the plaintiff in this proceeding: Unit 1510 982.0000 Sq.Ft. &

for redemption have not been paid. It is thereupon this 8th day of February, 2021, by the Circuit Court for Prince Georges County, That notice

(2-18,2-25,3-4)

IN THE ESTATE OF HARRY W POWER JR

by contacting the personal representative or the attorney.

of this Notice. All persons having claims against the decedent must serve their claims

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

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

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

You must reclaim these vehicles by: 03/05/2021

Please contact the Revenue Authority of Prince George's County at:

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

| 2005 | MERCEDES |                |    |         |                   |
|------|----------|----------------|----|---------|-------------------|
|      | BENZ     | ML500          | MD | 1DH0562 | 4JGAB75EX5A540786 |
| 2011 | FORD     | CROWN VICTORIA | MD | 8DD0796 | 2FABP7BV3BX176718 |
| 2004 | NISSAN   | QUEST          | VA | UKM8989 | 5N1BV28U94N307023 |
| 2007 | DODGE    | MAGNUM         | MD | 6AW9009 | 2D4FV47T47H717013 |
| 2013 | CHEVRO   | LET MALIBU     | VA | UYC9866 | 1G11B5SA5DF225804 |

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

DC DT9675 1FDEE1460VHB79110 1997 FORD E-150 ALTIMA MD 4DR6454 1N4AL24E29C108358 2009 NISSAN

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

| 2011 | CHEVROET  | IMPALA    | VA | VJM9108 | 2G1WC5EM1B1246386 |
|------|-----------|-----------|----|---------|-------------------|
| 1999 | CHEVROLET | GEO PRIZM | MD | 7DL2342 | 1Y1SK528XXZ445964 |
| 2009 | LEXUS     | RX        | DC | FF6666  | 2T2HK31U69C127401 |
| 2008 | DODGE     | CARAVAN   |    |         | 2D8HN44H98R669186 |
| 2001 | NISSAN    | SENTRA    |    |         | 3N1CB51D31L502790 |
| 2016 | HYUNDAI   | ELANTRA   | MD | 6DB8359 | 5NPDH4AE3GH786000 |
| 2007 | TOYOTA    | CAMRY     | MD | 3CE5267 | 4T1BK46K57U022254 |
|      |           |           |    |         |                   |

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

| 2006 | NISSAN           | ALTIMA  | DC | DE4313  | 1N4AL11D36N306954 |
|------|------------------|---------|----|---------|-------------------|
| 2003 | JEEP             | LIBERTY |    |         | 1J4GL58K13W689521 |
| 2006 | MERCEDES         |         |    |         |                   |
|      | BENZ             | ECLASS  | VA | 7941T0  | WDBUF56J76A839139 |
| 2002 | VOLKSWAGEN JETTA |         | MD | 2EE6339 | 3VWEF71K77M147126 |

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

| 2005 | LINCOLN | IOWN CAR | 2005 |         | 1LNHW81W44168/6/3 |
|------|---------|----------|------|---------|-------------------|
| 2005 | NISSAN  | QUEST    | TX   | GDZ0048 | 5N1BV28U85N136217 |
| 2006 | HONDA   | CIVIC    | MD   | 3BD1934 | 2HGFG11876H513381 |
|      |         |          |      |         |                   |

(2-18)

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 03/5/2021

Please contact the Revenue Authority of Prince George's County at:

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

| 2002 | CHEVROLET | SILVERADO  |    |         | 1GCEK19T82E125496 |
|------|-----------|------------|----|---------|-------------------|
| 2000 | HONDA     | ACCORD     | MD | 1DN9214 | 1HGCG3173YA021020 |
| 2000 | PASSAT    | VOLKSWAGEN |    |         | WVWND23B7YE144937 |

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

2000 GMC **SIERRA** 1GTEC14V8YE901429 1990 CHEVROLET G-SERIES 2GCGG31K2L4125942

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

| 2008 | HONDA         | PILOT       |      |         | 5FNYF18508B053883 |  |
|------|---------------|-------------|------|---------|-------------------|--|
| 2012 | NISSAN        | ALTIMA      |      |         | 1N4AL2AP5CC235358 |  |
| 2005 | JEEP          | GRAND CHER  | OKEE |         | 1J8HR58275C680053 |  |
| 2002 | DODGE         | RAM         | MD   | 3ED5700 | 1D7HU18N62S624167 |  |
| 2003 | CADILLAC      | ESCALADE    |      |         | 1GYEK63N33R241779 |  |
| 2014 | NISSAN        | VERSA       | MD   | 5CR5211 | 3N1CE2CP2EL432315 |  |
| 1989 | HONDA         | ACCORD      |      |         | JHMCA5532KC103883 |  |
| 2012 | FIAT          | 500         |      |         | 3C3CFFBR8CT113815 |  |
| 1993 | LEXUS         | SC400       |      |         | JT8UZ30C5P0034642 |  |
| 2003 | KIA           | SORENTO     | VA   | ULD6676 | KNDJD733035064201 |  |
| 1993 | CHEVROLET     | G-SERIES    |      |         | 1GCGG35K1PF356454 |  |
| 1991 | CHEVROLET     | S-10 BLAZER |      |         | 1GCCS14Z1M2310948 |  |
| 2002 | CADILLAC      | ESCALADE    |      |         | 1GYEK63NX2R101811 |  |
| 2001 | VOLKSWAGE     | N GTI       |      |         | 9BWDD61J114038174 |  |
| 1995 | FORD          | F-150       | VA   | ULL8062 | 1FTEF15Y0SNA67471 |  |
| 2005 | JEEP          | CHEROKKEE   | MD   | 6DJ7396 | 1J4HR58N65C527627 |  |
| 2010 | TOLLOTA       | COROLLA     | VA   | UHF4254 | 2T1BU4EE8AC365476 |  |
| 2007 | MERCEDES      | BENZ CL550  | VA   | UNF3959 | WDBTJ72H67F215426 |  |
| 2012 | BMW           | 750         | VA   | G2291   | WBAKC8C50CC436918 |  |
| 1991 | TOYOTA        | TERCEL      |      |         | JT2EL43A6M0136401 |  |
| 1991 | FORD          | F-150       | DC   | DG8959  | 2FTDF15Y8MCA30396 |  |
| 1996 | JEEP          | GRAND CHER  | OKEE |         | 1J4EZ58Y1TC142423 |  |
| 2008 | TRAILER       | TRAILER     |      |         | LN2UT11108Z085230 |  |
| 2004 | KIA           | SORENTO     |      |         | KNDJC733445327990 |  |
| 2004 | KIA           | AMANTI      |      |         | KNALD124945025962 |  |
|      |               |             |      |         |                   |  |
| 1388 | 138874 (2-18) |             |      |         |                   |  |

# **LEGALS**

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, FEBRUARY 25, 2021 <u>6:00 P.M.</u>

Variance Application No. 912- 113 St. Mary's Place Laurel, MD 20707

"Saint Vincent Pallotti High School is seeking a Variance to construct an indoor 36,500 sq. ft. multi-use athletic facility addition and a 28,000 sq. ft. outdoor turf field. The Variance is seeking a reduction of the green area required, increase in active recreation area percentage allowed, increase in allowed building coverage, and reduction in setback requirement along the 9th Street side.'

The City of Laurel Board of Appeals will hold a virtual public hearing through Zoom. The meeting will begin at 6:00~p.m. The public is welcome to call in and testify at: #1(301)715-8592 Meeting ID: 916 6797 2830

Call 301-725-5300 Ext. 2303 for more information.

(2-18)

# **LEGALS**

# **NOTICE**

IN THE MATTER OF: **Timothy Paul Gray** 

FOR THE CHANGE OF NAME TO: Timothy Paul Coleman Gray

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01266

A petition has been filed to change the name of Timothy Paul Gray to Timothy Paul Coleman Gray.

The latest day by which an object tion to the petition may be filed is March 9, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138863 (2-18)

# **NOTICE**

IN THE MATTER OF: Tewilikum Ama Venessa

FOR THE CHANGE OF NAME TO: Venessa Ama Tewilikum

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

Case No. CAE 21-01179 A petition has been filed to change the name of (Minor Child(ren)) Tewilikum Ama Venessa to Ve-

nessa Ama Tewilikum. The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138865 (2-18)

# **NOTICE**

IN THE MATTER OF: Leslie Marie Hammer

FOR THE CHANGE OF NAME TO:

Leslie Marie Field

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01240

A petition has been filed to change the name of Leslie Marie Hammer to Leslie Marie Field.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138864 (2-18)

# NOTICE

IN THE MATTER OF: Jeremiah William Campbell

FOR THE CHANGE OF NAME TO: Jeremiah Donnell Thomas

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01172

A petition has been filed to change the name of (Minor Child(ren)) Jeremiah William Campbell to Jeremiah Donnell Thomas.

The latest day by which an objection to the petition may be filed is March 9, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138866

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

6307 HIL MAR DR., UNIT #12 DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 28034, Folio 434 among the Land Records of Prince George's County, MD, with an original principal balance of \$\pi \text{188},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.),

# MARCH 2, 2021 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Building No. 1, Unit No. 1-12 of the "Westwood Park Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. sible 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 physputchaser from the date of sale. I dichaser is responsible to 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, whell be the return of the deposit without interest. If purchaser foils to extend shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 335505-1)

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

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

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# **LEGALS**

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

1913 DALE LA. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated May 14, 2007, recorded in Liber 28033, Folio 596 among the Land Records of Prince George's County, MD, with an original principal balance of \$445,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

# MARCH 2, 2021 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 any recapture of homestead tax credit. sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 131604-2)

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

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

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# **LEGALS**

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

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

10404 TWIN KNOLL WAY UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 10, 2006, recorded in Liber 26025, Folio 48 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, 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.),

# FEBRUARY 23, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 102371-1)

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

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

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File: 2020-10133-4410

# ORDER OF PUBLICATION

Lexicon Government Services, LLC,

The Estate of Terry L. Brown, The Estate of Barbara Dorsey, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 2100485; situate in District 18 of Prince George's County, Maryland, known as 5914 K St., Capitol Heights, MD 20743 and described as Heights -deed 08/29/08pend- 3,800.0000 Sq.Ft. North Fairmont Hei Lot 19 Blk E on the Tax Roll of the Director of Finance,

Defendants.

## In the Circuit Court for Prince George's County, Maryland Civil Division Civil Action No. CAE 20-18310 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County to the Plaintiff in the proceeding. The Complaint states, among

other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 26th day of February, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 7th day of April, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encum-

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

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

True Copy—Test: Mahasin El Amin, Clerk 138775 (2-11,2-18,2-25)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

# NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF SYLVIA G SHARPE

Notice is given that Lisa D Sharpe, whose address is 1707 Palmetto Drive, Bowie, MD 20721, was on December 10, 2020 appointed Personal Representative of the estate of Sylvia G<sup>\*</sup>Sharpe, who died on July 12, 2020 without a will.

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

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

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 nereafter. Ćlaim forms may be obtained from the Register of Wills.

LISA D SHARPE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 118989

# ORDER OF PUBLICATION

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

Thomas P. Beale

Karen A. Beale

9803 AMBLER LANE

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

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

9803 Ambler Lane, Upper Marlboro, MD 20774, 13th (Thirteenth) Election District, described as follows:

All that lot of land 17,053.0000 SQ.FT. & IMPS. RAMBLING HILLS LOT 2 BLK R ASSMT \$310,933 LIB 07319 FL 954

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

Case Number: CAE 20-18311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 9803 Ambler Lane, Upper Marlboro, MD 20774 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land 17,053.0000 SQ.FT. & IMPS. RAMBLING HILLS LÕT 2 BLK R ASSMT \$310,933 LIB 07319 FL 954

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property 9803 Ambler Lane, Upper Marlboro, MD 20774 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 138776 (2-11,2-18,2-25)

# CHRISTOPHER BRUSZNICKI Plaintiff,

ORDER OF PUBLICATION

HELEN CHIGHONYWI Century Lending Company HOFFMAN & DAUGHTERS VENTURES LLC JANA M GANTT Brain Frank MERS INC. Prince George's County

Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8512 MONTPELIER DR, LAUREL, MD 20708-0000, Parcel No. 10-

ANY UNKNOWN OWNER OF THE PROPERTY 8512 MONTPE-LIER DR, LAUREL, MD 20708-0000 Parcel No. 10-1089465, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00006

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-1089465 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Plat 2 8,244.0000 Sq.Ft. & Imps. Montpelier West Lot 8 Blk G Assmt \$289,400 Lib 42792 Fl320

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County. That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks warnweek for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1089465 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(2-11,2-18,2-25)

# **LEGALS**

138782

Robert E. Richards 11253-B Lockwood Drive Silver Spring, MD 20901 301-593-6220

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA FRANCES PALMERTON

Notice is given that Amanda Lowery, whose address is 8135 Del Haven Road, Dundalk, MD 21222, was on November 24, 2020 appointed Personal Representative of the estate of Linda Frances Palmerton, who died on October 4, 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 24th day of May,

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 ob-tained from the Register of Wills.

> AMANDA LOWERY Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 118834

138764 (2-4,2-11,2-18)

L. Paul Jackson, II Law Office of Shipley & Horne, P.A.

 $1101\ Mercantile$  Lane, Suite 240Largo, MD 20774 301-925-1800

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

GLADYS M. STRICKLAND Notice is given that Thelma M.

Cherry, whose address is 5928 Abbington Way, Raleigh, NC 27610, was on October 29, 2020 appointed Personal Representative of the estate of Gladys M. Strickland who died on April 14, 2020 with a will.

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

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

THELMA M. CHERRY Personal Representative

138766

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 118534

(2-4,2-11,2-18) 138825

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

**LEGALS** 

ERIC CRAWFORD GREENBELT LAKE VILLAGE CONDOMINIUM Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6520 LAKE PARK DR, CONDO UNIT: 6520 3B, GREENBELT, MD 20770-0000, Parcel No. 21-3586500

ANY UNKNOWN OWNER OF THE PROPERTY 6520 LAKE PARK DR, CONDO UNIT: 6520 3B, GREENBELT, MD 20770-0000 Parcel No. 21-3586500, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

Prince George's County Case No.: CAE 21-00001

In the Circuit Court for

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 21-3586500 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this preceding. to the plaintiff in this proceeding:

Unit 6520 3b 5,866.0000 Sq.Ft. & Imps. Greenbelt Lake Vil Assmt \$172,667 Lib 20524 Fl 775 Unit 6520 3 Bldg 8

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification. tification Number 21-3586500 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25) 138777

> Call 301-627-0900 for a quote.

# **LEGALS**

Kate P Pruitt 7850 Walker Drive Suite 310 Greenbelt, MD 20770 301-572-7900

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

Notice is given that Thomas Hennessey, whose address is 4 Westmoreland Drive, Sterling, VA 20165, was on December 7, 2020 appointed Personal Representative of the estate of Marlene Hennessey who died on September 14, 2020 with a will.

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

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

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

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

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

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

THOMAS HENNESSEY Personal Representative

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

Estate No. 118936 (2-11,2-18,2-25)

# **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

EMERSON I CRUZ ALTAMIRANO

MARIA B CRUZ HERNANDEZ NFM Lending NFM, Inc. David Silverman MERS INC. Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7607 JAYWICK AVE, FORT WASH-INGTON, MD 20744-0000, Parcel No. 12-1212125

ANY UNKNOWN OWNER OF THE PROPERTY 7607 JAYWICK AVE, FORT WASHINGTON, MD 20744-0000 Parcel No. 12-1212125, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County

# Case No.: CAE 21-00002

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1212125 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,034.0000 Sq.Ft. & Imps Rosedale Estates Lot 12 Blk CC Assmt \$216,233 Lib 42508 Fl 219

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 12-1212125 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

TAMMY S BEALE Prince George's County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14505 BRANDYWINE HEIGHTS RD, BRANDYWINE, MD 20613-

0000, Parcel No. 11-1170851 ANY UNKNOWN OWNER OF THE PROPERTY 14505 BRANDY-WINE HEIGHTS RD, BRANDY-WINE, MD 20613-0000 Parcel No. 11-1170851, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants. In the Circuit Court for

Case No.: CAE 21-00003

# Prince George's County

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 11-1170851 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Pt Lots 147a.1 47B Eq 49819 Sq Ft 49,819.0000 Sq.Ft. & Imps. Early Haven Assmt \$230,000 Lib 32610 Fl 096

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number <u>11-1170851</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 138779 (2-11,2-18,2-25)

# **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff,

ROBERT A GOODMAN Federal Home Loan Mortgage Corp Federal Home Loan Mortgage Corp Kristine D. Brown Et. Al. Trustees Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707-0000, Parcel No. 10-1102102

ANY UNKNOWN OWNER OF THE PROPERTY 6419 DARWIN RD, LAUREL, MD 20707-0000 Parcel No. 10-1102102, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County

and interest

Case No.: CAE 21-00004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 10-1102102 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Estates 10,046.0000 Sq.Ft. & Imps. Sandy Spring Estat Lot 7 Blk E Assmt \$297,900 Lib 14611 Fl 328

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

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-1102102 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-11,2-18,2-25)

# ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

GILBERT R & MARGUERITE Prince George's County

Occupant

and interest

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1119 11TH ST, LAUREL, MD 20707-

0000, Parcel No. 10-0994525 ANY UNKNOWN OWNER OF THE PROPERTY 1119 11TH ST, LAUREL, MD 20707-0000 Parcel No. 10-0994525, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00015

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 10-0994525 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,799.0000 Sq.Ft. & Imps. Fairlawn Lot 12 Blk R Assmt \$267,500 Lib 02496 Fl 452 The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of February, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warnweek for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 7th day of April, 2021, and redeem the property with Parcel Identification Number 10-0994525 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 138789 (2-11,2-18,2-25)

138828 (2-11,2-18,2-25)

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

# 4113 53RD PL. BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 26796, Folio 275 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,400.00, 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

# MARCH 2, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser sales to settle within ten days of ratification, subject to order of court, purchaser agiles that property will be resold and entire deposit retained by Sub. Trustees as li

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

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138809

(2-11,2-18,2-25)

# **LEGALS**

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

# 3429 25TH AVE. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 16, 2007, recorded in Liber 27154, Folio 26 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

# MARCH 2, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser sales to settle within ten days of ratification, subject to order of court, purchaser

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<u>138810</u> (2-11,2-18,2-25)

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

# 4807 WILLES VISION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, 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

# MARCH 9, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$63,000 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. sible 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 physproperty from the date of sale. I utilise 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, thall be the return of the deposit without interest. If purchaser fails to sattle shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 173254-2)

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

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

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# LEGALS

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

# 12 BATTERSEA LN. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, 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

# MARCH 9, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 88306-1)

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

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

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# LEGALS

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# SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON 15718 PILLER LN. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated July 22, 2005, recorded in Liber 23201, Folio 155 among the Land Records of Prince George's County, MD, with an original principal balance of \$200,000.00, 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.),

# MARCH 9, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser sales to settle within ten days of ratification, subject to order of court, purchaser

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

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

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138855 (2-18,2-25,3-4) 138856 (2-18,2-25,3-4) 138857 (2-18,2-25,3-4)

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