LAW OFFICE OF IOHN E. REID, PLLC 5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

File: 2020-10133-4410

ORDER OF PUBLICATION

Lexicon Government Services, LLC, Plaintiff vs.

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 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 in-terest 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 encumbrances.

The Defendants are hereby informed of the latest date to file a

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

V.

and

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

and

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 Marl-boro, 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 LOT 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 Feb-ruary, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion That notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested 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 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

LEGALS

Plaintiff.

HELEN CHIGHONYWI

Century Lending Company

VENTURES LLC

JANA M GANTT

Unknown Owners

Prince George's County

Brain Frank

MERS INC.

Occupant

1089465

and interest

HOFFMAN & DAUGHTERS

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 per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

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 prop-erty 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 Feb-ruary, 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-

ing 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 re-deem the property with Parcel Iden-tification Number <u>10-1089465</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.

Defendants.

ORDER OF PUBLICATION ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

v.

CHRISTOPHER BRUSZNICKI Plaintiff.

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 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 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 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

ORDER OF PUBLICATION

LEGALS

V.

Plaintiff.

CHRISTOPHER BRUSZNICKI

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

v.

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 prop-erty Parcel Identification Number 2-1212125 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 George's County on a week for 3 successive weeks, warn-ing all persons interstid 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 Iden-tification Number <u>12-1212125</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 138778 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

TAMMY S BEALE

Occupant

Prince George's County

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 and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00004

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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 Iden-tification Number <u>10-1102102</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 Amir	:
Mahasin Él Amir	1, Clerk
138780	(2-11,2-18,2-25)

written Answer or Petition to Redeem 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 Per-sonal Representative of the estate of Sylvia G Sharpe, who died on July 12, 2020 without a will.

Further information can be ob-tained 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

LISA D SHARPE Personal Representative

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

Estate No. 118989 138828 (2-11,2-18,2-25) True Copy—Test: Mahasin El Amin, Clerk <u>138776</u> (2-11,2-18,2-25)

True Copy—Test: Mahasin El Amin, Clerk 138782 (2-11,2-18,2-25)

LEGALS

Zachary W. Worshtil 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF 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 pro-bate 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 under-signed on or before the earlier of the following dates:

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

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

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

JANEEN CARTER Personal Representative

CERETA A. LEE		
REGISTER OF WI	lls For	
Prince George'	S COUNTY	
P.O. Box 1729		
UPPER MARLBOR	RO, MD 20773-1729	
	Estate No. 109009	
138854	(2-18,2-25,3-4)	

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 West-moreland 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 ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

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

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

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

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

THOMAS HENNESSEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 118936 138825 (2-11, 2-18, 2-25)

for a quote.

LEGALS

NOTICE IS HEREBY GIVEN to the public that pursuant to Article XI-E of the Maryland Constitution, Sec-tion 4-304 of the Local Government tained by contacting the Town Ad-ministrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday.

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

NOTICE

IN THE MATTER OF: Monica Sophia Garcia Navarro FOR THE CHANGE OF

NAME TO: Monica Sophia Saravia Garcia

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

Case No. CAE 21-01460

A petition has been filed to change the name of (Minor Child(ren)) Monica Sophia Garcia Navarro to Monica Sophia Saravia Garcia. The latest day by which an objection to the petition may be filed is March 16, 2021.

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

(2-25)

138887

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

Plaintiff.

v.

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

> In the Circuit Court for Prince George's County

Defendants.

Case No.: CAE 21-00003

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 Iden-tification 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 encumbrances.

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

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

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

GILBERT R & MARGUERITE ATHEY Prince George's County Occupant 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 and interest

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 prop-erty 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

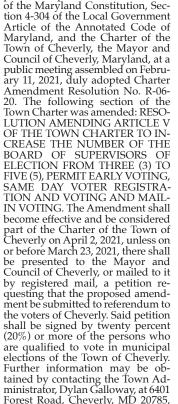
The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 1st day of Feb-ruary, 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 Iden-tification Number <u>10-0994525</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 138789 (2-11,2-18,2-25)

NOTICE OF ADOPTION OF CHARTER AMENDMENT



138873

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, modi-fied 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 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 sched-uled, on next day that court sits], on MARCH 2, 2021 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dented by a such as the purchaser price at the such as the price of the payment of the purchaser price at the purchaser price at the price of the payment of the purchaser price at the purchaser price at the purchaser price at the price of the payment of the purchaser price at the purchaser price at the price of the payment of the purchaser price at the payment of the purchaser price at the price of the payment of the purchaser price at the payment of the purchaser price at the payment of the purchaser price at the payment of the pay 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 Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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: 03/10/2021

Please contact the Revenue Authority of Prince George's County at: 301-685-5358

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

2008	NISSAN	VERSA			3N1BC13E88L389842
2002	LINCOLN	LS			1LNHM87A52Y639060
1999	LEXUS	ES300	DC	DLR03761	JT8BF28G0X0216394
1996	DODGE	RAM	MD	4DC5517	1B7HF16Z4TS584697
2007	JEEP	GRAND	NC	PKL4595	1J8GS48K47C597791
		_ CHEROKEE			

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

2003	ACURA	3.2 TL			19UUA56723A053508
2000	FORD	EXPEDITION			1FMPU18L0YLA53231
2008	CADILLAC	DTS			1G6KD57Y78U146246
2007	CHEVROLE	T AVALANCH	OH	HVT4320	13NFK12327G139237
2006	BMW	X5	MD	3DP6459	5UXFA13596LY44306

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

2007 HONDA	ACCORD			1HGCM56307A177847
2012 FIAT	500			3C3CFFBR7CT115832
2002 DODGE	GRAND	PA	HRM0207	2B4GP44302R685483
	CARAVAN			

<u>138913</u>

LEGALS

City of Hyattsville, MD

Notice of 2021 City Election Deadline for Filing for Candidacy

The 2021 City of Hyattsville Election will be held on Tuesday, May 11, 2021 between the hours of 7:00 a.m. and 8:00 p.m. All registered voters in the City will be mailed a ballot in early April. Ballots may be returned via mail or official drop box

Qualified residents of the City who desire to be a candidate for the Office of Mayor or Council Member may file an application between Monday, February 1, 2021 and Friday, March 12, 2021.

Applications for candidacy may be filed in the Office of the City Clerk, 4310 Gallatin Street (3rd Floor) by appointment. To make an appointment, call 301-985-5001 or email cityclerk@hyattsville.org

The offices up for election on Tuesday, May 2, 2021 are the Office of Mayor and the Office of five (5) City Council seats, one seat for each of the five

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

ESTATE OF WILLIAM JEFFREY

ESTATE OF WILLIAM JOSEPH

WILLIAM J MILLER

WILLIAM J MILLER

WILLIAM J MILLER

WILLIAM J MILLER

Prince Georges County

Unknown Owners

MILLER

MILLER SR

Occupant

Plaintiff.

- Plaintiff.
- WILLIAM J MILLER WILLIAM J MILLER WILLIAM J MILLER WILLIAM J MILLER ESTATE OF WILLIAM JEFFREY MILLER ESTATE OF WILLIAM JOSEPH MILLER SR Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7603 MUNCY RD, LANDOVER, MD 20785-0000, Parcel No. 13-1545623

ANY UNKNOWN OWNER OF THE PROPERTY 7603 MUNCY RD, LANDOVER, MD 20785-0000 Parcel No. 13-1545623, 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

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2312 MATTHEW HENSON AVE, LANDOVER, MD 20785-0000, Parcel No. 13-1543644 ANY UNKNOWN OWNER OF

THE PROPERTY 2312 MATTHEW HENSON AVE, LANDOVER, MD 20785-0000 Parcel No. 13-1543644, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, de-

Defendants.

In the Circuit Court for Prince George's County Case No.: CAE 21-00070

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1545623 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,649.0000 Sq.Ft. & Imps. Palmer Park Lot 3 Blk B Assmt \$143,967 Lib 14480 Fl 404

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

(2-25)

(2-25,3-4)

It is thereupon this 16th 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>13-1545623</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 138894

(2-25,3-4,3-11) 138897

visees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants. In the Circuit Court for **Prince George's County** Case No.: CAE 21-00073

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1543644 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:

3,741.0000 Sq.Ft. & Imps. Palmer Park Lot 40 Blk D Assmt \$143,967 Lib 31594 Fl 382

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-ing all persons interested in the ing all persons interested in the property to appear in this Court by the 20th day of April, 2021, and re-deem the property with Parcel Iden-tification Number <u>13-1543644</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 (2-25,3-4,3-11)

Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

138773

wards in the City. Each office serves a four (4) year term. The Mayor's seat will fill a vacancy through May 2023.

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1737 VILLAGE GREEN DRIVE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Peter Bamigbade, dated May 10, 2007, and recorded in Liber 29558 at folio 150 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,

MARCH 16, 2021

AT 9:30 AM

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 dis-

cretion, for \$8,000.00 at the time of sale. If the noteholder and / or servicer is

the successful bidder, the deposit requirement is waived. Balance of the pur-chase price is to be paid within fifteen (15) days of the final ratification of

the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty 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 there and accessment on purchaser and all other public

charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-

sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent

escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy

in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-

chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

property immediately after the sale. (Matter # 19-601429)

Upper Marlboro, Maryland, 20772 on

138876

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

NOTICE

IN THE MATTER OF: **Randy Lamont Franklin**

FOR THE CHANGE OF NAME TO: Briana Leslie Franklin

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

Case No. CAE 20-19272

A petition has been filed to change the name of Randy Lamont Franklin to Briana Leslie Franklin. The latest day by which an objec-

tion to the petition may be filed is March 16, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland (2-25)138893

NOTICE

JEREMY K. FISHMAN, et al. 1401 Rockville Pike, Suite 650 Rockville, Maryland 20852

vs.

Substitute Trustees

AUDREY S. PEAY 6301 Hil Mar Drive, Unit 1 District Heights, MD 20747-4021

Defendant(s)

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

Civil Action No. CAEF 20-18298

Notice is hereby given this 17th 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 6301 Hil Mar Drive, Unit 1, District Heights, MD 20747-4021, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 17th day of March, 2021, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 17th day of March, 2021,

The Report of Sale states the amount of the sale to be Seventy Thousand Dollars Eight (\$78,000.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin El Amin, Clerk 138910 (2-25,3-4,3-11)

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

Hortense A. Spencer

AND

v.

Hortense A. Spencer, Personal Representative for the Estate of Walter Spencer Jr.

6608 Louise Street Lanham, MD 20706 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-01306

Notice is hereby given this 17th 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 17th 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 17th day of March, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$352,013.05. The property sold herein is known as 6608 Louise Street, Lanham, MD 20706.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 138900 (2-25,3-4,3-11)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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 dwelling.

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

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

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

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

138875

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

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

138772

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

dwelling.

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

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. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan 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 and so fratification, subject to order of court, purchaser shall no be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser shall have no further liability. The defaulted purchaser shall no event the they sole truther and surface as a super sole for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without int

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

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

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 pur-chase 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. TIMÉ 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 ad-justed 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 respon-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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 88306-1)

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

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.), on

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. They rurchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit retianed by the purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall hor entire deposit retianed by the sale and thereafter approves the marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the crucit Court f

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) 138856

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

<u>138857</u>

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

This Could Be Your Ad ...

Advertise in The Prince George's Post!

Call 301-627-0900 Today!

The Prince George's Post

Your Newspaper of Legal Record

Proudly Serving Prince George's County Since 1932

LEGALS

Plaintiff,

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

ANA S MONTANO ANA S MONTANO KEVIN G & JENIFFER G HERNANDEZ KEVIN G & JENIFFER G HERNANDEZ Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1877323

ANY UNKNOWN OWNER OF THE PROPERTY 7304 RIGGS RD, CONDO UNIT: 16, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1877323, 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 21-00051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1877323 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:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo Assmt \$62,667 Lib 31668 Fl 473 Unit 16 Bldg E

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

It is thereupon this 16th 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>17-1877323</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, Cle	
Mahasin El Amin, Cl	erk
138877	(2-25,3-4,3-11)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff

V.

Occupant

1802818

and interest

Plaintiff, SHANIDA BLADES SHANIDA BLADES Equifirst Corporation Equifirst Corporation Equifirst Corporation

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

HOME TITLE GROUP, LLC HOME TITLE GROUP, LLC Seville Condominium Assoc. Inc. Seville Condominium Assoc. Inc. MERS INC. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3450 TOLEDO TER, CONDO UNIT: 110, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1844703

ANY UNKNOWN OWNER OF THE PROPERTY 3450 TOLEDO TER, CONDO UNIT: 110, HY-ATTSVILLE, MD 20782-0000 Parcel No. 17-1844703, 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 21-00053

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1844703 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 110 994.0000 Sq. Ft. & Imps. Seville A Condo Assmt \$57,333 Lib 00000 Fl 000 Unit 110

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

It is thereupon this 16th 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>17-1844703</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 138879 (2-25,3-4,3-11)

LEGALS

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

ALBERTA S BROWN & OCIE M PONTON REAMCO, INC. REAMCO, INC. REAMCO, INC. PATIO ENCLOSURES, INC. PATIO ENCLOSURES, INC. PATIO ENCLOSURES, INC. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1107 RUATAN ST, SILVER SPRING, MD 20903-0000, Parcel No. 17-1849561

ANY UNKNOWN OWNER OF THE PROPERTY 1107 RUATAN ST, SILVER SPRING, MD 20903-0000 Parcel No. 17-1849561, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County Case No.: CAE 21-00055

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1849561 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

4,505.0000 Sq.Ft. & Imps. New Hampshire Lot 52 Blk O Assmt \$219,167 Lib 05452 Fl 602

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspahaving 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>17-1849561</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 <u>138881</u> (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

MCCLENTON

Occupant

3518

FedChoice FCU

IR Federal Credit Union

Prince Georges County

Unknown Owners

No. 16-1801471

and interest

WILLIAM L. KEILHOLTZ

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

MADISON ST,

ATTSVILLE, MD 20782-0000, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 3518 MADISON

ST, HYATTSVILLE, MD 20782-0000

Parcel No. 16-1801471, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00059

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-

erty Parcel Identification Number

16-1801471 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:

3,394.0000 Sq.Ft. & Imps. Wood

Manor Lot 15 Blk 8 Assmt \$200,067

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 16th day of February, 2021, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a

copy of this order in some newspa

per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 20th day of April, 2021, and re-deem the property with Parcel Iden-tification Number <u>16-1801471</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

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

138883

Lib 19223 Fl 595

HY-

Defendants.

CHRISTOPHER BRUSZNICKI

ORDER OF PUBLICATION

Plaintiff, Plaintiff, MARY F STOWERS & ERIC W RALPH CORLEY JR & JOYCE CROWDER JDM TITLE, LLC IDM TITLE, LLC Lawrence Tucker Highland Condo. at Landover Station Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2614 KENT VILLAGE DR, CONDO UNIT: 2614A, LANDOVER, MD 20785-0000, Parcel No. 13-3853942

ANY UNKNOWN OWNER OF THE PROPERTY 2614 KENT VIL-LAGE DR, CONDO UNIT: 2614A, LANDOVER, MD 20785-0000 Parcel No. 13-3853942, 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 21-00075

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-3853942 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:

2,642.0000 Sq.Ft. & Imps. Highland Condo At Assmt \$61,667 Lib 42264 Fl 060 Unit 2614A

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>13-3853942</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 138899 (2-25,3-4,3-11)

v.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

v.

MISION EVANGELICA PLANTIOS DE JEHOVA Sandy Spring Bank Steven E Änderson & Terry PRINCE GEORGES PLAZA PROFESSIONAL PARK, INC. Prince Georges County Unknown Owners

Plaintiff,

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3311 TOLEDO TER, CONDO UNIT: A 203, HYATTSVILLE, MD 20782-0000, Parcel No. 17-1835503

Rawlings

Occupant

ANY UNKNOWN OWNER OF THE PROPERTY 3311 TOLEDO TER, CONDO UNIT: A 203, HY-ATTSVILLE, MD 20782-0000 Parcel No. 17-1835503, 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 21-00054

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1835503 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 A Unit A- 203 3.0000 Sq.Ft. & Imps. Prince Georges Pl Assmt \$335,700 Lib 39752 Fl 154 Unit A 203

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>17-1835503</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 138880 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTIAN FIRE ASSEMBLY INC CHRISTIAN FIRE ASSEMBLY INC CHRISTIAN FIRE ASSEMBLY INC Sandy Spring Bank STEVEN E. ANDERSON & BARBARA A. NIXON Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14009 OLD CHAPEL RD, BOWIE, MD 20715-0000, Parcel No. 14-1675669

ANY UNKNOWN OWNER OF THE PROPERTY 14009 OLD CHAPEL RD, BOWIE, MD 20715-0000 Parcel No. 14-1675669, 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 21-00067

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-1675669 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:

18,630.0000 Sq.Ft. & Imps. Lancaster Estates Lot 1 Blk A Assmt \$257,400 Lib 42240 Fl 434

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>14-1675669</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 138891 (2-25,3-4,3-11) ORDER OF PUBLICATION

WINSTON HARRISON

WINSTON HARRISON

Prince Georges County

Unknown Owners

CHRISTOPHER BRUSZNICKI

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5001 38TH AVE, HYATTSVILLE,

MD 20782-0000, Parcel No. 16-

ANY UNKNOWN OWNER OF

THE PROPERTY 5001 38TH AVE,

HYATTSVILLE, MD 20782-0000

Parcel No. 16-1802818, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00057

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-erty Parcel Identification Number

16-1802818 in Prince George's

County, sold by the Collector of Taxes for the Prince George's

County and the State of Maryland

to the plaintiff in this proceeding:

4,145.0000 Sq.Ft. & Imps. Schuey Tract Of Hy Lot 8 Assmt \$217,600

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

It is thereupon this 16th day of

February, 2021, by the Circuit Court

for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 20th day of April, 2021, and re-

deem the property with Parcel Iden-tification Number <u>16-1802818</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

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

138882

Lib 37133 Fl 266

Defendants.

Plaintiff,

CHRISTOPHER BRUSZNICKI Plaintiff,

BERNEA L BELL BELMONT CREST HOA, INC. Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10103 OUINLIN CT, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-3711496

ANY UNKNOWN OWNER OF THE PROPERTY 10103 QUINLIN CT, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-3711496, 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 21-00062

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 15-3711496 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:

11,110.0000 Sq.Ft. & Imps. Belmont Crest-plat Lot 16 Blk A Assmt \$512,200 Lib 34023 Fl 036

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>15-3711496</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 138886 (2-25,3-4,3-11)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

BETTY J & J C JOHNSON JR ESTATE OF J C JOHNSON JR ESTATE OF BETTY J JOHNSON Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 8216 15TH PL, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1847813

ANY UNKNOWN OWNER OF THE PROPERTY 8216 15TH PL, HYATTSVILLE, MD 20783-0000 Parcel No. 17-1847813, 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 21-00052

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 17-1847813 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:

8,200.0000 Sq.Ft. & Imps. Langley Park Lot 9 Blk K Assmt \$269,733 Lib 04933 Fl 173

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>17-1847813</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 Amir	1, Clerk
138878	(2-25,3-4,3-11)

JOYCE OWENS WHITE JOHN T BRENNAN IOHN T BRENNAN BEACON REALTY BEACON REALTY BEACON REALTY Angela K Brennan Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 12000 NORTH MARLTON AVE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1760883

ANY UNKNOWN OWNER OF THE PROPERTY 12000 NORTH MARLTON AVE, UPPER MARL-BORO, MD 20772-0000 Parcel No. 15-1760883, 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 21-00060

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 15-1760883 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:

10,370.0000 Sq.Ft. & Imps. Marlton Lot 14 Blk H Assmt \$262,300 Lib 33055 Fl 418

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaer 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>15-1760883</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 138884 (2-25,3-4,3-11)

CHRISTOPHER BRUSZNICKI

Plaintiff,

BROWNE L & BRENDA A KOOKEN BROWNE L & BRENDA A KOOKEN Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9417 FAIRHAVEN AVE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1779420

ANY UNKNOWN OWNER OF THE PROPERTY 9417 FAIRHAVEN AVE, UPPER MARLBORO, MD 20772-0000 Parcel No. 15-1779420, 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 21-00065

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 15-1779420 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:

16,000.0000 Sq.Ft. & Imps. Marlton Lot 3 Blk 3 Assmt \$260,000 Lib 04264 Fl 163

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>15-1779420</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 138889 (2-25,3-4,3-11)

ORDER OF PUBLICATION

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, v. 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 secure the foreclosure of all rights of redemption in the following prop-erty 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, 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 Iden-tification 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 encumbrances

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

True Copy—Test:	
Mahasin Él Amin,	Clerk
138832	(2-18,2-25,3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

CHRISTOPHER BRUSZNICKI

V.

STEWART SR

Occupant

and interest

Prince George's County

Unknown Owners

Plaintiff, 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. 06-0547844

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.

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 prop-erty 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 Feb-ruary, 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 Ider. deem the property with Parcel Iden-tification 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 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) 138833

ORDER OF PUBLICATION

Plaintiff.

CHRISTOPHER BRUSZNICKI

v.

ORDER OF PUBLICATION

KAREN D & DARNELL E

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

9207 ELDON DR, CLINTON, MD

ANY UNKNOWN OWNER OF

THE PROPERTY 9207 ELDON DR,

CLINTON, MD 20735-0000 Parcel

No. 09-0951236, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

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 prop-erty 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

The complaint states, among other

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

It is thereupon this 8th day of Feb-ruary, 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 County, once

Prince George's County once a week for 3 successive weeks, warn-

ing 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 Iden-

tification 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

MAHASIN EL AMIN

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

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

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

Plaintiff.

Prince

encumbrances

True Copy-Test:

<u>138835</u>

Occupant

Mahasin El Amin, Clerk

to the plaintiff in this proceeding:

Defendants.

20735-0000, Parcel No. 09-0951236

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI CHRISTOPHER BRUSZNICKI

V.

Plaintiff,

LEGALS

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

> In the Circuit Court for Prince George's County

Defendants.

Case No.: CAE 21-00031

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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: 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 Feb-ruary, 2021, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this cortex in correct provements. 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, warn-ing 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 encumbrances

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

True Copy-Test: Mahasin El Amin, Clerk <u>1388</u>36 (2-18,2-25,3-4)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

V.

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 prop-erty 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 Feb-ruary, 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 Prince George's County once a week for 3 successive weeks, warn-ing 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 Iden-tification Number <u>21-3821618</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 (2-18,2-25,3-4) 138837

ORDER OF PUBLICATION

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

LEGALS

v.

Plaintiff,

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 prop-erty 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 Feb-ruary, 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 Iden-tification Number <u>21-2367175</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 (2-18,2-25,3-4) 138847

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v.

Plaintiff.

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

In the Circuit Court for

Defendants.

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 722

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 Iden-tification Number <u>21-2408235</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 138849 (2-18,2-25,3-4)

FRANK R & JESSIE E WALTON Wilmington Savings Fund Society FSB 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 prop-erty 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 Iden-tification 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.

Clerk of the C	N EL AMIN Tircuit Court for County, Maryland
True Copy—Test Mahasin El Amir	
138834	(2-18,2-25,3-4)

JUDY L DE LOACH GREENBRIAR CONDO ASSOC INC GREENBRIAR CONDO ASSOC INC Prince George's County

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 prop-erty 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 Iden-tification Number <u>21-2336535</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 138843 (2-18,2-25,3-4)

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

The object of this proceeding is to secure the foreclosure of all rights of 17-1941772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

Sq.Ft. & Imps. Presidential Park Assmt \$72,000 Lib 41564 Fl 001 Unit 105

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)

Tr

CHRISTOPHER BRUSZNICKI

v. 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 and interest

Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 Iden-tification 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 encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 138851 (2-18,2-25,3-4)

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 successors 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 re-deem the property with Parcel Iden-tification Number <u>21-2332534</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 138840 (2-18,2-25,3-4)

Defendants. In the Circuit Court for Prince George's County Case No.: CAE 21-00041

redemption in the following prop-erty Parcel Identification Number to the plaintiff in this proceeding:

Bldg 17 UNIT 1 05 2,182.0000

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 Iden-tification 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

e Copy—Test:	
hasin Él Amin, C	Clerk
846	(2-18,2-25,3-4)

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

8207 WATERSIDE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated January 13, 2006, recorded in Liber 24396, Folio 272 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,192,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 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, believed to be waterfront, 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 \$143,000 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees the transformation of the settle that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 196357-1)

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

3936 ELAN CT., UNIT #15-60 BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 1, 2013, recorded in Liber 35380, Folio 11 among the Land Records of Prince George's County, MD, with an original principal balance of \$214,623.00, 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 16, 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 described as Unit No. 15-60 Phase 15, Building 15, in the Condominium Regime known as Summerfield in Covington 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 \$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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 338580-1)

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 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

10249 PRINCE PL., UNIT # 203 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29267, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$149,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

MARCH 16, 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 described as Unit Numbered 31-203 in Building Numbered 31 on Master Plan of Section Two 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 \$6,000 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 339089-1)

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

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

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 138906

LEGALS

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 absence of the Clerk to the Council.]

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

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

138905

TOWN OF NORTH BRENTWOOD

ORDINANCE NO. 2021-01

Introduced by:	Councilmember	Baynes
Seconded by:	Councilmember	Dame
Date of Introduction:2/1/21		_

An ordinance adopting and enacting Chapter 152 "Civil Emergencies," 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.

138824

138904

138852

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

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 approximately 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 Building.

The public hearing on the Resolution shall be held March 8, 2021 via Zoom Video Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N. Lanham, CMC.

138803 (2-11,2-18,2-25,3-4)

NOTICE

WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS

In accordance with Prince George's County Council Bill 1-2003, the minimum livable wage rate for Fiscal Year 2022 has been established at the rate of \$15.00 per hour. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Wage Determination Board at 301-883-6255.

138912

(2-25)

Subscribe to

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

The Prince George's Post

Call (301) 627-0900 or

Fax (301) 627-6260

Your Newspaper of Legal Record Since 1932

ORDER OF PUBLICATION

KRM2521 LLC

KRM2521 LLC

Occupant

Rehab Financial Group LP

Rehab Financial Group LP

Michael E Gross, Esq.

Unknown Owners

No. 06-0618652

right, title and interest

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 prop-erty Parcel Identification Number 06-0618652 in Prince George's County, sold by the Collector of Taxian Control Control

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

to the plaintiff in this proceeding:

12,375.0000 Sq.Ft. & Imps. Park-land-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 Feb-ruary, 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-

ing all persons interested in the

property to appear in this Court by the 7th day of April, 2021, and re-

deem the property with Parcel Iden-tification 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

ORDER OF PUBLICATION

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

138791

Prince George's County

CHRISTOPHER BRUSZNICKI Plaintiff,

CHRISTOPHER BRUSZNICKI

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

ALL OTHER PERSONS THAT ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY INTEREST IN THE PROPERTY 1759 S ADDISON RD, CONDO 5813 KENTUCKY AVE, DISTRICT UNIT: 1759, DISTRICT HEIGHTS, HEIGHTS, MD 20747-0000, Parcel MD 20747-0000, Parcel No. 06-0557769

ANY UNKNOWN OWNER OF ANY UNKNOWN OWNER OF THE PROPERTY 5813 KENTUCKY THE PROPERTY 1759 S ADDISON AVE, DISTRICT HEIGHTS, MD RD, CONDO UNIT: 1759, DIS-20747-0000 Parcel No. 06-0618652, TRICT HEIGHTS, MD 20747-0000 the unknown owner's heirs, de-Parcel No. 06-0557769, the unknown visees, and personal representatives owner's heirs, devisees, and perand their or any of their heirs, desonal representatives and their or visees, executors, administrators, any of their heirs, devisees, execugrantees, assigns, or successors in tors, administrators, grantees, assigns, or successors in right, title Defendants. 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 prop-erty 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 Vil-lage 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 Iden-tification 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 138794 (2-11, 2-18, 2-25)

ORDER OF PUBLICATION **ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

v.

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

In the Circuit Court for Prince George's County

Defendants.

Case No.: CAE 21-00022

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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-- Åssmt \$52,000 Lib 38814 Fl 392 Unit 7143 C

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 Iden-tification 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

Prince George's County, Maryland

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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

LEGALS **ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI Plaintiff, v. 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

Plaintiff,

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 prop-erty 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 7973

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 Iden-tification Number <u>17-1888932</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 138797 (2-11,2-18,2-25)

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

encumbrances.

LEGALS

ORDER OF PUBLICATION

TOP NOTCH REAL ESTATE SOLU-

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

4120 BYERS ST, CAPITOL HEIGHTS, MD 20743-0000, Parcel

ANY UNKNOWN OWNER OF

THE PROPERTY 4120 BYERS ST,

CAPITOL HEIGHTS, MD 20743-

0000 Parcel No. 06-0564989, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

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 prop-erty 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

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

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

It is thereupon this 1st day of Feb-

ruary, 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-

ing all persons interested in the property to appear in this Court by the 7th day of April, 2021, and re-

deem the property with Parcel Iden-tification Number <u>06-0564989</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

Lib 42022 Fl 587

to the plaintiff in this proceeding:

Defendants.

1Sharpe Income Fund LP

1Sharpe Income Fund LP DANIEL HUERTAS

Prince George's County

Unknown Owners

No. 06-0564989

and interest

Plaintiff,

CHRISTOPHER BRUSZNICKI

TION LLC

TION LLC

TION LLC

TION LLC

Occupant

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

LUIS AROLDO CASTILLO BARRERA LUIS AROLDO CASTILLO BARRERA ANTONIA MARTINEZ AYALA ANTONIA MARTINEZ AYALA MORTGAGE ONE SOLUTIONS INC MORTGAGE ONE SOLUTIONS INC 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 ST. 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 prop-erty 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. Adel-phi 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 Feb-ruary, 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-ing all persons interstod in the ing all persons interested in the property to appear in this Court by the 7th day of April, 2021, and re-deem the property with Parcel Iden-tification Number <u>17-1907054</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: Clerk

CHRISTOPHER BRUSZNICKI Plaintiff,

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

MAHASIN EL AMIN Clerk of the Circuit Court for True Copy—Test: Mahasin El Amin, Clerk

138796

MEKORT DEVELOPMENT INC MEKORT DEVELOPMENT INC 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 7110 DONNELL PL, CONDO UNIT: 7110 B2, DISTRICT HEIGHTS, MD 20747-0000, Parcel DISTRICT No. 06-0528331

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

> In the Circuit Court for Prince George's County

Defendants.

Case No.: CAE 21-00025

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 Feb-ruary, 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 Iden-tification 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 Él Amin, Clerk 138799 (2-11,2-18,2-25)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI
Plaintiff,
V.
THEODORE P & BEATRICE H PFAFF 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 prop-erty 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 F1 000

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

It is thereupon this 1st day of Feb-ruary, 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-ing all persons interested in the property to appear in this Court by the 7th day of April, 2021, and re-deem the property with Parcel Iden-tification Number <u>06-0587618</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 138792 (2-11,2-18,2-25)

MARIA E SILVA & HERSON J Riggs Hill Condominium Riggs Hill Condominium

Prince George's County Occupant Unknown Owners

LOPEZ

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 prop-erty 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 Feb-ruary, 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, warn-ing all persons interested in the property to appear in this Court by the 7th day of April, 2021, and re-deem the property with Parcel Iden-tification Number <u>17-1876648</u> and prever the complaint or thereafter 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 138798 (2-11,2-18,2-25)

ORDER OF PUBLICATION Plaintiff,

v.

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 prop-erty 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: 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 Feb-ruary, 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 Iden-tification 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 encumbrances.

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) Mahasin Él Amin, Clerk 138793 (2-11,2-18,2-25)

Karel C Petraitis

301-277-1443

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Maria Stran-sky, whose address is 4115 29th Street, Mount Rainier, MD 20712, was on December 11, 2020 appointed Personal Representative of the estate

of Marion Bartoszyk who died on

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 pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 11th day of

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

(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

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.

UPPER MARLBORO, MD 20773-1729

Estate No. 118688

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

other delivery of the notice.

MARIA STRANSKY

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

138826

Personal Representative

decedent's death, except if the dece-

dent died before October 1, 1992, nine months from the date of the decedent's death; or

June, 2021.

following dates:

December 25, 2019 with a will.

IN THE ESTATE OF

MARION BARTOSZYK

138795 (2-11,2-18,2-25)

LEGALS

Daniel K. Tregoning, Esquire 7100 Baltimore Ave #205 352 West Patrick Street College Park, MD 20740 Frederick, Maryland 21701 301-668-5310

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MIRIAM S. GLICKMAN

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 Lub 15 2020 with a will July 15, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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 under-signed 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 ob-tained from the Register of Wills.

ROBIN A. WHITE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 118096 138827 (2-11,2-18,2-25)

0990598

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff, v. 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 prop-erty 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 Feb-ruary, 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 Iden-tification Number <u>12-1197490</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

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

True Copy—Test:

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI Plaintiff, BERNARD I & ELIZABETH S PROCTOR BERNARD I & ELIZABETH S PROCTOR ESTATE OF BERNARD PROCTOR ESTATE OF BERNARD PROCTOR SR Prince George's County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BRANDYWINE 15509 RD. 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 Feb-ruary, 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 George's County once a Prince 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 re-deem the property with Parcel Iden-tification 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 138786 (2-11,2-18,2-25)

LEGALS

Plaintiff,

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

VAN DYK MORTGAGE CORP

VAN DYK MORTGAGE CORP

ABODE SETTLEMENT GROUP

NORTH LAKE HOMEOWNERS

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

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 prop-erty 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 necessar

for redemption have not been paid.

It is thereupon this 1st day of Feb-ruary, 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-

ing all persons interested in the

property to appear in this Court by the 7th day of April, 2021, and re-

deem the property with Parcel Iden-

tification 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

MAHASIN EL AMIN

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

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

encumbrances

True Copy-Test:

138787

Mahasin El Amin, Clerk

Defendants.

v.

LLC

MERS INC.

Occupant

1036565

and interest

JANET ELLIOTT

ASSOCIATION, INC.

Prince George's County

Unknown Owners

CHRISTOPHER BRUSZNICKI

ORDER OF PUBLICATION

Plaintiff,

v.

V. LAUREN M & TERAYNE J CARTWRIGHT MDE Home Loans, LLC MDE Home Loans, LLC Craig Parker Marlboro Ridge Community Assoc. MERS, INC Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY THOROUGHBRED DR, 4603 UPPER MARLBORO, MD 20772-0000, Parcel No. 15-5526433

ANY UNKNOWN OWNER OF THE PROPERTY 4603 THOR-OUGHBRED DR, UPPER MARL-BORO, MD 20772-0000 Parcel No. 15-5526433, 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 21-00061

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number -5526433 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:

Marlboro Ridge, Plat 30, Blk F, Lot 47 7,828.0000 Sq.Ft. & Imps. Marlboro Ridge Lot 47 Blk F Assmt \$502,600 Lib 42201 Fl 336

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>15-5526433</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

<u>138885</u>

138829

True Copy—Test: Mahasin El Amin, Clerk 138788 (2-25,3-4,3-11)

ORDER OF PUBLICATION

Plaintiff,

CHRISTOPHER BRUSZNICKI

HOME POINT FINANCIAL CORP

HOME POINT FINANCIAL CORP

HOME POINT FINANCIAL CORP

MONTPELIER HILLS HOA, INC.

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

11521 TUSCANY DR, LAUREL,

MD 20708-0000, Parcel No. 10-

ANY UNKNOWN OWNER OF

THE PROPERTY 11521 TUSCANY

DR, LAUREL, MD 20708-0000 Par-

cel No. 10-1000801, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, as-

signs, or successors in right, title

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 prop-erty 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. Mont-

pelier Hills- Lot 34 Blk R Assmt

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 1st day of Feb-

ruary, 2021, by the Circuit Court for Prince Georges County, That notice

week for 3 successive weeks, warn-ing all persons interested in the

property to appear in this Court by the 7th day of April, 2021, and re-deem the property with Parcel Iden-

tification Number 10-1000801 and

answer the complaint or thereafter a final judgment will be entered

oreclosing 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

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

encumbrances.

given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a

\$277,900 Lib 42440 Fl 499

Defendants.

CHIKA G AHUNANYA

James E. Clarke Et. Al.

James E. Clarke Et. Al.

Prince George's County

Unknown Owners

MERS INC.

Occupant

1000801

and interest

LEGALS

v.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

ELIZABETH O BRIEN ELIZABETH O BRIEN State of Maryland Comptroller Marilyn M Bland Marilyn M Bland Prince George's County Occupant Unknown Owners

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

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, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County

Case No.: CAE 21-00008

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 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 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 Iden-tification 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 encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 138783 (2-11,2-18,2-25)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

/Iahasin El Amin, Clerk (2-11,2-18,2-25) 138784

NOTICE

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

Substitute Trustees/ Plaintiffs,

vs.

TOSHUA A. DEBELLOTTE 12818 Odens Bequest Drive Bowie, MD 20720

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22520

Notice is hereby given this 16th 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 12818 Odens Be-quest Drive, Bowie, MD 20720, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary theore to chown on or the contrary thereof be shown on or before the 16th day of March, 2021, provided a copy of this NOTICE be printed in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of March, 2021. The report states the purchase price at the Foreclosure sale to be 2651 000 00

\$651.000.00.

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

138907 (2-25,3-4,3-11) NOTICE

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

Substitute Trustees/ Plaintiffs, vs. PATRICK M. WELCOME (DE-CEASED) MEIGAN A. WELCOME (DE-CEASED) 7220 25th Avenue Hyattsville, MD 20783 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-44545

Notice is hereby given this 17th day of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7220 25th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 17th day of March, 2021, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 17th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$303,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 138909 (2-25,3-4,3-11)

The Prince

George's Post

IT PAYS TO

ADVERTISE!

Call Brenda Boice at 301-627-0900

NOTICE

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

Substitute Trustees/ Plaintiffs,	
VS.	
LIMBER GARAY 10605 Gator Court Clinton, MD 20735 Defendant(s).	

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12056

Notice is hereby given this 16th day of February, 2021, by the Circuit Cay of February, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 10605 Gator Court, Clinton, MD 20735, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-travy thereof be shown on or before trary thereof be shown on or before the 16th day of March, 2021, pro-vided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each of three successive weeks before the 16th day of March, 2021.

The report states the purchase price at the Foreclosure sale to be \$271.000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 138908 (2-25,3-4,3-11)

MECHANIC'S LIEN SALE

Under and by virtue of Commer-cial Law, Section 16-207 of the Annotated Code Of Maryland, the undersigned lienor will sell the fol-lowing vehicle(s) at public auction for storage, repairs, and other lawful charges on:

MARCH 6TH 2021 AT 10:00 AM

1999 Yamaha JYAVP02Y8XA000011

2006 SUZUKI JS1GN7DA462102386

2014 YAMAHA JYARJ16E7EA032311

Auction held on the premises of:

A&J Cycle Performance 8411 Old Marlboro Pike Ste #23 Upper Marlboro, MD 20772

Terms of Sale-CASH Lienor reserves the right to bid.

138932 (2-25,3-4)

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)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 9, 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 9, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-008-2021 - A RESOLUTION CONCERNING CONTRACT AP-**PROVALS** for the purpose of approving a multi-year financing agreement to fund a portion of the new inpatient and ambulatory behavioral health facility at Doctors' Hospital, Inc. d/b/a Luminis Health Doctors Community Medical Center ("Doctors Hospital") to be located in Lanham, Maryland (the "Community Behavioral Health Center"), to provide behavioral health services to the residents of Prince George's County (the "County").

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 sub-mit 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 <u>will not</u> 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 so-cial media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST: Donna J. Brown Clerk of the Council

138911

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 Feb-ruary, 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 5 successive weeks, want-ing 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 Iden-tification Number <u>21-2430098</u> and answer the complaint or thereafter a final judgment will be entered 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 138853 (2-18, 2-25, 3-4)

(2-25,3-4)

Plaintiff.

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v.

MORALES

A. NEAL

MERS INC.

Occupant

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

RICHARD & KAYLA K M Nationstar Mortgage LLC Nationstar Mortgage LLC DOMINION FINANCIAL & IN-VESTMENT CORP. R. DOUGLAS JONES WILLIAM L. WALDE AND DAVID JIM SORVAAG Presidential Towers Condominium ESTATE TCHOUANTE 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: 1510, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1938596

ANY UNKNOWN OWNER OF 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

Case No.: CAE 21-00037

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 to the plaintiff in this proceeding:

Unit 1510 982.0000 Sq.Ft. & Imps. Presidential Tower Assmt \$61,000 Lib 16290 Fl 621 Unit 1510

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 Iden-tification Number <u>17-1938596</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

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. NÔSTRAME

OF JACQUES Prince George's County Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2314 BANNING PL, HY-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 prop-erty 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. Lewis-lade 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 redeem the property with Parcel Iden-tification 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

NOTICE

CARRIE M. WARD, et al.

NICOLA A. CORDONE

9314 Montpelier Drive

Laurel, MD 20708

vs.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

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

LEGALS

v.

Plaintiff,

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

CHOICE HOMES LLC

Prince George's County

Presidential Park Condominium

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

ANY UNKNOWN OWNER OF

THE PROPERTY 9203 NEW

HAMPSHIRE AVE, CONDO UNIT:

107, SILVER SPRING, MD 20903-

0000 Parcel No. 17-1945252, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County

Case No.: CAE 21-00046

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-erty 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

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

It is thereupon this 8th day of Feb-

ruary, 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-

ing 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 Iden-tification Number <u>17-1945252</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

Defendants.

DAVID ALTERMAN

STEVE SUSHNER

Unknown Owners

No. 17-1945252

and interest

Unit 107

Occupant

v.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

v.

CHRISTOPHER BRUSZNICKI Plaintiff,

ORDER OF PUBLICATION

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 Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Village Condo Unit 7716 2,517.0000 Sq.Ft. & Imps. Charlestowne Assmt \$106,667 Lib 19094 Fl 584 Unit 7716 Bldg 4-A

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 Iden-tification Number <u>21-2329829</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 138839

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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

LEGALS

v.

Plaintiff.

PHEASANT RIDGE LLC PHEASANT RIDGE LLC PHEASANT RIDGE LLC GCA Equity Partners PR LLC Anthropos Ventures LLC Anthropos Ventures LLC

PREFERRED TRUST CO LLC PREFERRED TRUST CO LLC Thomas F. Decaro, Jr. Wanda W DeBord Prince Georges County Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7702 PHEASANT RIDGE CT, BOWIE, MD 20720-0000, Parcel No. 14-3762820

ANY UNKNOWN OWNER OF THE PROPERTY 7702 PHEASANT RIDGE CT, BOWIE, MD 20720-0000 Parcel No. 14-3762820, 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 21-00066

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-3762820 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:

38,744.0000 Sq.Ft. & Imps. Pheasant Ridge-in Lot 8 Assmt \$197,900 Lib 34544 Fl 121

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>14-3762820</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 138890 (2-25,3-4,3-11)

ORDER OF PUBLICATION

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 prop-erty 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. Presi-dential 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, 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 17-1939578 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 138845 (2-18,2-25,3-4)

True Copy—Test: Mahasin El Amin, Clerk

138842 (2-18,2-25,3-4)

LEGALS

NOTICE

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

v.

Thomas A. Prue Sr

AND

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 Él Amin, Clerk 138844 (2-18,2-25,3-4)

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

138850 (2-18,2-25,3-4)

LEGALS

vs.

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

ORDER OF PUBLICATION

PAUL J BRICKMAN

Unknown Owners

Occupant

CHRISTOPHER BRUSZNICKI

Plaintiff,

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

TROY DANIEL ELBEN

CHRISTOPHER BRUSZNICKI

Plaintiff,

RONALD L POORE RONALD L POORE Prince Georges County Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4010 CROYDON LN, BOWIE, MD 20715-0000, Parcel No. 14-1630698

ANY UNKNOWN OWNER OF THE PROPERTY 4010 CROYDON LN, BOWIE, MD 20715-0000 Parcel No. 14-1630698, 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 21-00071

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-1630698 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:

9,360.0000 Sq.Ft. & Imps. Chapel Forge At Lot 7 Blk 209 Assmt \$263,600 Lib 11539 Fl 424 and assessed to Poore Ronald L.

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>14-1630698</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 138895 (2-25,3-4,3-11)

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

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12125

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 be-fore 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

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

Defendant(s).

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

Substitute Trustees/

Plaintiffs.

Defendant(s).

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, pro-vided 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 5358,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 138823 (2-11,2-18,2-25)

NOTICE

IN THE MATTER OF: Olasubomi Oluwaseun Ashiru

FOR THE CHANGE OF NAME TO: **Olasubomi Micheal Martins**

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01416

A petition has been filed to change the name of (Minor Child(ren)) Ola-subomi Oluwaseun Ashiru to Olasubomi Micheal Martins.

The latest day by which an objection to the petition may be filed is March 16, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138888 (2-25)

NOTICE

IN THE MATTER OF: Olaoluwa David Ashiru

True Copy—Test: Mahasin El Amin, Clerk

138841

FOR THE CHANGE OF NAME TO: **Olaoluwa David Martins**

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

Case No. CAE 21-01415

A petition has been filed to change the name of (Minor Child(ren)) Olaoluwa David Ashiru to Olaoluwa David Martins.

The latest day by which an objection to the petition may be filed is March 16, 2021.

Mahasin El Amin Clerk of the Circuit Court for Prince George's County, Maryland 138892 (2-25)

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 propand interest erty mentioned in these proceedings and described as 9702 Avis Court,

In the Circuit Court for Prince George's County

Case No.: CAE 21-00074

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1538545 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:

Park Lot 30 Blk D Assmt \$113,100 Lib 06138 Fl 234

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

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>13-1538545</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 138898 (2-25,3-4,3-11)

PAUL J BRICKMAN TROY DANIEL ELBEN Prince Georges County Prince Georges County Occupant Unknown Owners ALL OTHER PERSONS THAT ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7725 OXMAN RD, LANDOVER, MD 20785-0000, Parcel No. 13-

ANY UNKNOWN OWNER OF THE PROPERTY 7725 OXMAN RD, LANDOVER, MD 20785-0000 Parcel No. 13-1538545, 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.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-1613306 in Prince George's to the plaintiff in this proceeding:

Lib 41860 Fl 417

It is thereupon this 16th day of February, 2021, by the Circuit Court for Prince Georges County, That no-tice 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 20th day of April, 2021, and redeem the property with Parcel Iden-tification Number <u>14-1613306</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

138896 (2-25,3-4,3-11)

1538545

Defendants.

Case No.: CAE 21-00072

County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

1.0400 Acres. & Imps. Assmt \$272,200 Map 029 Grid F2 Par 196

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

True Copy—Test: Mahasin El Amin, Clerk

3,918.0000 Sq.Ft. & Imps. Palmer

INTEREST IN THE PROPERTY 8917 RACE TRACK RD, BOWIE, MD 20715-0000, Parcel No. 14-1613306

ANY UNKNOWN OWNER OF THE PROPERTY 8917 RACE TRACK RD, BOWIE, MD 20715-0000 Parcel No. 14-1613306, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

In the Circuit Court for Prince George's County

Plaintiff, v.

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

8114 CARROLLTON PKWY. NEW CARROLLTON A/R/T/A HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated November 6, 2009, recorded in Liber 31204, Folio 560 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,000.00, 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 16, 2021 AT 11:10 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. They purchaser taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan 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 and so fratification, subject to order of court, purchaser shall no be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser shall have no further liability. The defaulted purchaser shall no terms as of case or assession of the the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE A

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

.....

138848

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

8654 LESLIE AVE. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated March 28, 2008, recorded in Liber 29774, Folio 376 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,000.00, 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 16, 2021 AT 11:12 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. Tax ID #13-1427640.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 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 shall not be entitl

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

138902

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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 \$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.), on

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 for the payment of the ground rent escrow, if required. Condominium fees and /or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall not settle within ten days of ratification, subject to order of court, purchaser salin ot be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser shall have no further liability. The defaulted purchaser shall not be e

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>138804</u>

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

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

BWW LAW GROUP, LLC

LEGALS

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

6012 37TH AVE. HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007, recorded in Liber 29332, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$82,000.00, 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 16, 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$8,000 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-monopulation for a superson of the method that we wait a full taxes and sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 334044-1)

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 **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

8990 WOODYARD RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated November 28, 2006, recorded in Liber 27087, Folio 353 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, 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 16, 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 \$49,000 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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 106943-1)

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

LEGALS

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.), on

MARCH 9, 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 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 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 perior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the 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. Trus

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

(2-25,3-4,3-11) 138903

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

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

;

138901

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

