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

8607 JOHNSON AVE. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 22, 2006, recorded in Liber 26123, Folio 202 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, 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.),

JUNE 29, 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 \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, 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 be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 345202-1)

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

139682 (6-10,6-17,6-24)

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

6509 WOODLEY RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 17, 2006, recorded in Liber 26602, Folio 356 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,314.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

JUNE 29, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 329818-1)

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

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

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

139681

www.alexcooper.com (6-10,6-17,6-24)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 6, 2004, a certain Deed of Trust was executed by Benjamin Allen as Grantor(s) in favor of Seattle Mortgage Company as Beneficiary, and Stewart Title Guaranty Company as Trustee(s), and was recorded on January 18, 2005, in Book 21154, Page 718 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 5, 2016, and recorded on April 1, 2016, in Book 38055, Page 610, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 23, 2019, was not made and remains wholly unpaid as of the date of this notice, and the Property has ceased to be the principal residence of the Borrower for reasons other than death and the Property is not the principal resi-dence of at least one other Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of May 31, 2021 is \$281,800.52; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 29, 2021 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

7201 Giddings Drive, Capitol Heights, MD 20743

Tax ID: 18-1985233

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$160,000.00.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$16,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$16,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance.

The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act.

Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in con-

nection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: May 21, 2021

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon Richard E. Solomon CPF#9112190178 Cohn, Goldberg & Deutsch, LLC 600 Baltimore Avenue, Suite 208 Towson, MD 21204 410-296-2550 rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PUR-POSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law

139715 (6-10,6-17,6-24)

NOTICE

and/or order of court.

IN THE MATTER OF: Daniela Alejandra Molina Munoz

FOR THE CHANGE OF

Daniela Alejandra Molin Muñoz In the Circuit Court for Prince George's County, Maryland

Case No. CAE 20-07423 A Petition has been filed to change the name of (Minor Child(ren)) Daniela Alejandra Molina Munoz to Daniela Alejandra Molin Muñoz.

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

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

139726

THE

PRINCE GEORGE'S

POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9631 REIKER DR. **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated November 24, 2006, recorded in Liber 26940, Folio 62 among the Land Records of Prince George's County, MD, with an original principal balance of \$303,920.00, 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, leasted are Main St.) on located on Main St.), on

JUNE 22, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. 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 recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, rejinct to do a paid off the loan prior to the sale. In pur such expert this cale 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 dead by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 345050-1)

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

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

(6-3,6-10,6-17)139638

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

9401 SHERIDAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850,00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

JUNE 22, 2021 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water (sewer ground rept and front foot benefit charges to be adincluding water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rerecordation taxes shall be paid by Purchaser. The chaser 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 pretical and it of the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 348082-2)

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

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

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

139639 (6-3,6-10,6-17)

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

9105 25TH AVE. HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 18, 2005, recorded in Liber 23853, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, 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, Leasted and Main St.), on located on Main St.), on

JULY 7, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale 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 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. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 329576-1)

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

<u>139732</u>

(6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1300 MINNESOTA WAY **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 23361, Folio 597 and re-recorded in Liber 24799, Folio 358 among the Land Records of Prince George's County, MD, with an original principal balance of \$357,000.00, 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

JULY 7, 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 \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 responrecordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement 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 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. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 345492-1)

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

Substitute Trustees

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

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

www.alexcooper.com

<u>139733</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1211 ADELINE WAY CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. 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 recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle 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. Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 322330-2)

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

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

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

(6-17,6-24,7-1) 139734 (6-17,6-24,7-1)

The Prince George's Post

Your Newspaper of Legal Record

IT PAYS TO ADVERTISE

Events, Businesses, Legal Notices

Email Brenda at bboice@pgpost.com TODAY! for a free quote

Have a news release or calendar event? Email the editor at pgpost@gmail.com

Call (301) 627-0900 Fax (301) 627-6260 Online at <u>www.pgpost.com</u>

Serving Prince George's County Since 1932

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until June 22, 2021 at 11:59 p.m. local prevailing time for the following project:

STORMWATER FACILITIES IMPROVEMENTS AT VARIOUS LO-**CATIONS** 936-H (E)

- 2. Contract Documents.
- Contract documents are only available for download at the following web-
- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM024244 at <u>Public Solicitations: eMaryland Mar</u> ketplace Advantage (eMMA).
- SPEED eProcurement Platform http://discovery.ariba.com/profile/ AN01496591158 The project can be found by project name.
- 3. Project Description:

This work focuses on the corrective and preventative maintenance and rehabilitation of existing stormwater facilities primarily for detention ponds. Construction services include, but not limited to pumping operations, grading, removal of sedimentation, access road maintenance, grading of outfalls, removal of vegetation and trees, reconstruction/upgrade of riser structures and other drainage structures to include end-walls, manholes, inlets, underdrain systems and other miscellaneous structures.

4. Minimum Qualifications:

The Contractor must have a minimum of 5 years' experience of performing similar type work. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov

5. The approximate quantities for major items of work involved are as follows:

lows:			
QUANTITY	<u>UNIT</u>	<u>DESCRIPTION</u>	
2000	SF	Temporary Traffic Signs	
2000	LF	Temporary Orange Construction Fence	
400	CY	Excavation Class 2	
15000	CY	Sediment Excavation and Removal	
		Paragra Everyation Various Transc	
3600	CY	Borrow Excavation – Various Types	
100	CY	Test Pit Excavation	
1000	CY	Selected Backfill – No. 57 or CR-6 Aggregate	
200	TON	Washed Bank Run Gravel	
900	LF	Reinforced Concrete Pipe Class 4 - Various Sizes	
900	LF	High Density Polyethylene (HDPE) Pipe – Various Sizes	
600	LF	Corrugated Aluminized Metal Pipe – 16	
60	EA	Gauge – Various Sizes Standard Concrete End Wall – Various	
		Types	
45	EA	Standard Storm Drain Inlets – Various Types	
20	EA	Standard Precast Concrete Manhole – 48 and 60 Inch Diameter	
3000	LF	Silt Fence	
3000	LF	Super Silt Fence	
1600	TON	Stone Rip Rap – Various Classes	
1000	CY	Gabions	
200	CY		
		Flowable Fill for Pipes and Trenches	
40	EA	Sedimentation Tanks and Filter Bags	
6000	CY	Class 3 Excavation for Trenches – Various Depths	
400	CF	Brick Masonry	
1000	SF	Parging of Brick or Concrete Surfaces	
1000	SF	Epoxy Protective Coating for Concrete Surfaces	
600	TON	Hot Mix Asphalt Superpave – Various Mixes	
300	SY	Full Depth Patching	
500	SY	Milling Hot Mix Asphalt Pavement	
200	SY	Driveway Entrances – Commercial	
500	LF	Standard Concrete Curb and Gutter	
2000	SF	Concrete Sidewalk	
	SF		
500		Concrete Handicap Access Ramp Galvanized Chain Link Fence	
4000	LF		
10	EA	Access Road Gate	
3000	SY	Furnish and Place Topsoil	
5000	SY	Permanent Seeding and Mulching	
5000	SY	Sodding	
16000	SY	Soil Stabilization Matting Type A, B and C	
200	HR	Mowing – Manual	
200	HR	Mowing - Tractor	
40	DAY	Tree Trimming Crew with Equipment	
180	EA	Remove Trees – Various Sizes	

6. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

7. An *optional* virtual Pre-Bid Conference will be held on May 28, 2021 at 11:00 a.m. local prevailing time, via Źoom at https://zoom.us/j/94108428030?pwd=dDc4YXZIZmx0UmNNcUF2dzJUV 3d4Zz09 Or join using meeting I.D.: 941 0842 8030 password 068256.

> By Authority of Angela D. Alsobrooks County Executive

(6-3,6-10,6-17) 139661

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

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

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

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

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

139747

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

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
1999	Infiniti	OX4	JNRAR07Y8XW069628
2016	Ford	Fusion	3FA6P0PU1GR252807
2005	Honda	Civic	JHMES96655S018567
2006	Dodge	Charger	2B3LA43G86H292402
2007	Acura	TL	19UUA66267A036159
2001	Chrysler	Sebring	1C3EL65U51N626826
2019	Kia	Sorento	5XYPGDA55KG546902
2009	Chevrolet	Impala	2G1WB57K691274953
2006	Chevrolet	Impala	2G1WS551469380230
2004	Hyundai	Sonata	KMHWF25S14A932587
2015	Buick	Encore	KL4CJFSBXFB250462

LEGALS

ORDER OF PUBLICATION KIRK WILSON

5304 Dogwood Drive Temple Hills, MD 2074

Plaintiff

B.B.C. INC. Serve: Nellie Cathcart 319 Quintana Place, NE Washington, DC 20011

And

Prince George's County, Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only) Serve M. Andree Green, County Attorney

14741 Governor Oden Bowie Drive,

Room 5121 Upper Marlboro, MD 20772

And

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 3407 29th Avenue, Temple Hills, MD 20748 and described as Lot 38, plat Book 2613 and folio 51

Defendants

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

Case No.: CAE 21-02688

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

3407 29th Avenue, Temple Hills, MD 2748

Lot numbered Thirty Eight (38) in Block numbered Six (6) in the subdivision known as Sec. 2., Gardens, Hillcrest Prince George's County, Maryland, as per plat thereof recorded in Plat Book WWW 25 at folio 29, one of the Land Records of said Prince George's Count, Maryland. SAV-INGS & EXCEPTING THERE-FROM the following described

part thereof, BEGINNING for the same on the southerly line of 29th Avenue at the dividing line between lots 38 and 39m abd running thence with said dividing line, South 59 degrees, 06 minutes 31 seconds West 119.39 feet to the rear line of said lots; thence North 28 degrees 05 minutes 50 seconds West 13.70 feet to a point, thence crossing said lot 38, North 65 degrees, 41 minutes, 00 seconds East 119.50 feet to the place of beginning, continuing 817 square feet per survey by McNeill surveyors dated 8/12/55. Being the same as liber 2272 folio 407.

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

sale has expired.

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Corder in some payagaparts begins a Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139655 (6-3,6-10,6-17)

LEGALS

TOWN OF UNIVERSITY PARK **EMERGENCY LEGISLATIVE RESOLUTION 21-O-03**

On June 7, 2021, the Common Council adopted, and on June 9, 2021 the Mayor signed, Emergency Legislative Resolution 21-O-03, to amend the Personnel Manual by enacting Section 1.9, "Required vaccinations and inoculations", to authorize the Mayor to determine that certain vaccinations and inoculations are required in order for employees to be fit to perform the essential duties of their positions and/or to not endanger the health or safety of themselves or others.

A copy of the Emergency Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until June 21, 2021. This is an emergency ordinance, and is effective immediately upon adoption, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Lenford C. Carey, Mayor

Suellen M. Ferguson, Esq. Town Attorney

(6-17)

139731 (6-17)

ORDER OF PUBLICATION

Plaintiff

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Volunteer Fire Dept College Park S/O Carl N. Cimino, RA 6021 Ridge Drive Bethesda, MD 20816

and

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

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

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 5100 Roanoke Place and described as 13.575.0000Sq. Ft. Central Heights Lot 29 Map 003 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 2299923, on The Tax Roll of the Director of Finance

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02744

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 5100 Roanoke Place in Prince George's County, State of Maryland, sold by the Fi-nance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is: known as 5100 Roanoke Place and described as 13.575.000 Sq. Ft. Central Heights Lot 29 Map 0033 Grid 00E1 Plat No.: E-2308 Being known as District 21 Account No.: 2299923, on The Tax roll of the Director of Fi-

The complaint states among other things that the amount necessary for

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139651 (6-3,6-10,6-17)

ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

Romey Collectives, LLC S/O Stephen J. Williams, RA 9500 Arena Dr., Suite 280 Upper Marlboro, MD 20774

Holly Hill Condominium C/O Nagle and Zaller, PC 7226 Lee DeForest Drive, Suite 102 Columbia, MD 21046

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

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

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

All unknown owners of the property described 1,623.000 Sq Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being known as District 06 Account

LEGALS

No::0526988 On the tax Roll of the Director of Finance

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02745

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7210 Donnell Place, Condo Unit D3 in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7210 Donnell Place, Condo Unit D3 and described as 1,623.000 Sq. Ft & Imps Holly Hills Condo Map 0089 Grid 00E1 Plat No.: 114084 Being Known as District 06 Account No.:2944486 on The Tax Roll of the Director of Finance.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circula-tion in Prince George's County once a week for three consecutive weeks, warning all persons interested in the warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139652 (6-3,6-10,6-17)

ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

JCL Funding Group, LLC S/O Tabitha Fitzgerald, RA 1235 Birchcrest Court Arnold, MD 21012

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

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

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 6209 Field Street and described as 6.250.0000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02746

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 6209 Field Street in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 6209 Field Street and described as 6.250.0000 Sq Ft Fairmount Heights Map 0066 Grid 00A3 Plat No.: A-7804 Being known as District 18 Account No: 2097723, on the Tax Roll of the Director of Fi-

The complaint states among other things that the amount necessary for

redemption has not been paid. It is thereupon this 24th day of May, 2021, by the Circuit Court for May, 2021, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County or a great for three consecutive. once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139653 (6-3,6-10,6-17)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS

FOR THE ESTATE OF: GRADY TERRY **ESTATE NO: 120159**

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Grady Terry Jr, 9943 Good Luck Road #T-4, Lanham, Maryland 20706, son, challenging the will dated October 4, 2014. You may obtain from the Register of Wills the date and time of any hearing on this matter. any hearing on this matter.

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

139703 (6-10,6-17)

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

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

ROBERT ALAN FLOOD Notice is given that Erica Flood, whose address is 7509 Buchanan Street #218, Hyattsville, MD 20784, was on May 25, 2021 appointed Personal Representative of the estate of Robert Alan Flood who died on

April 11, 2021 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of November, 2021

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

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

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

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

ERICA FLOOD Personal Representative

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

139713

(6-10,6-17,6-24) NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Estate No. 120935

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

MARIANNE PHELPS

Notice is given that John Hanson, whose address is 201 North Charles Street, Suite 2210, Baltimore, MD 21201, and Truist Truist, whose address is 919 East Main Street, 8th Floor, Richmond, VA 23219, was on May 10, 2021 appointed co-Personal Representatives of the estate of Mar-ianne Phelps who died on October 9, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wilson or before the 10th day of November, 2021. Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier

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

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

TRUIST BANK FORMERLY SUNTRUST BANK BY: JULIE B. JOHN HANSON Co-Personal Representatives

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

Estate No. 119767 (6-3,6-10,6-17) 139674

ORDER OF PUBLICATION

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

Tommie Broadwater III Doretta P Barr, Lender Stephen H Ellick, Trustee Prince George's County, Maryland

5371 SHERIFF ROAD

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

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

5371 Sheriff Road, 18th (Eighteenth) Election District, described as fol-

Annd that lot of land and Imps 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY **IN EQUITY** Case Number: CAE 21-02673

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 5371 Sheriff Road 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:

Annd that lot of land and Imps. 17,600 Sq.Ft., Assmt \$164,400 Map 065 Grid F1 Par 014 Lib 397 F1 085 and assessed to Broadwater III, Tommie.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 5371 Sheriff Road 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's title, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk 139644 (6-3,6-10,6-17)

Adam L Abrahams Meyers Hurvitz Abrahams LLC 3206 Tower Oaks Blvd, 4th Floor Rockville, MD 20852 240-283-1162

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDDY G. LEE AKA EDDY GOENM LEE AKA EDDY GOENMIEN LEE

Notice is given that Karen Diane Sippel, whose address is 17532 Princess Anne Dr, Olney, MD 20832, was on February 8, 2021 appointed Personal Representative of the estate of Eddy G. Lee aka Eddy Goenm Lee aka Eddy Goenmien Lee who died on November 22, 2020 with a

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

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

gust, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

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

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

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

KAREN DIANE SIPPEL Personal Representative

REGISTER OF WILLS FOR

CERETA A. LEE

PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 119124

139670 (6-3,6-10,6-17)

ORDER OF PUBLICATION

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

Shumye Atsbaha The Anyloan Company n/k/a Home123 Corporation The Anyloan Company n/k/a Home123 Corporation The Anyloan Company n/k/a Home123 Corporation Patrick J. Flanagan, Trustee

3450 TOLEDO TERRACE, UNIT

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

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

3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782, Seventeenth (17th) Election District, described as follows: All that lot of land and imps., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 Fl 422 Unit 423 and assessed to Atsbaha Shumye.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY Case Number: CAE 21-02753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 3450 Toledo Terrace, Unit 423, Hyattsville, Maryland, 20782 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 and imps., Unit 423 994.000 Sq.Ft. & Imps. Seville A Condo Assmt \$48,000 Lib 17905 Fl 422 Unit 423 and assessed to Atsbaha Shumve.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property 3450 Toledo Terrace, Unit 423, Hy-attsville, Maryland, 20782 and answer the complaint or thereafter a closing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 139645 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERTA M FRICKER

Notice is given that Louise Fricker, whose address is 12400 Round Tree Lane, Bowie, Maryland 20715, was on May 24, 2021 appointed Personal Representative of the estate of Alberta M Fricker who died on April 28, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wils on or before the 24th day of November, 2021.

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

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

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

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

LOUISE FRICKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 120873

(6-3,6-10,6-17)

139673

SECOND AMENDED

Plaintiff

THE ESTATE OF ALICE G. **PEARMON**

ORDER OF PUBLICATION

JAMES SCHNEIDER

THE TESTATE AND INTESTATE SUCCESSORS OF ALICE G. PEAR-MON, BELIEVED TO BE DE-CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE INDIVIDUAL BE-LIEVED TO BE DECEASED

STATE OF MARYLAND

Alice G.

PRINCE GEORGE'S COUNTY, MARYLAND

Property Address: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613 Account Number: 11 1174986

Grid E1 Par 154 Assmt: \$65,000 Liber/Folio: 03464/987 Assessed To: Pearmon Albert J &

Description: 1.0000 Acres Map 145

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 20-13003

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

Property Address: 0 Cherry Tree Crossing Rd, Brandywine, MD 20613

Account Number: 11 1174986 Description: 1.0000 Acres Map 145 Grid E1 Par 154 Assmt: \$65,000

Liber/Folio: 03464/987 Assessed To: Pearmon Albert J & Alice G.

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

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 23rd day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139646

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IAMES HODGES

Notice is given that Juanita Ann Hodges, whose address is 9510 Surratts Manor Drive, Clinton, Maryland 20735, was on April 22, 2021 appointed Personal Representative of the estate of James Hodges who

died on August 20, 2020 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 2021.

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

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

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

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

JUANITA ANN HODGES Personal Representative

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

Estate No. 120394 139675 (6-3,6-10,6-17)

ORDER OF PUBLICATION

LEO BRUSO

LEGALS

CVC USA CORPORATION, BEN-JAMIN C. WINN, JR. AND PRINCE GEORGE'S COUNTY, MARYLAND

Plaintiff

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, REPRESENTA-PERSONAL TIVES, EXECUTORS, ADMINIS-TRATORS, GRANTEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Vansville, 1st Election District of Prince George's County, MD, Pt of Golf Course - Pt Par 8 – Ctv Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 Fl 225 and assessed to CVC USA Corporation under Account Number 3245859, having a street address of 12800 Bay Hill Drive, Beltsville, MD 20705

Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-02749

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

Pt of Golf Course - Pt Par 8 - Ctv Clb Agmt (PRF Granted 2003) 20.0300 Acres, Cross Creek Club, Assmt. \$20,000, Lib 31770 Fl 225 and assessed to CVC USA Corporation under Account Number 3245859, being in the Vansville, 1st Election District of Prince George's County, Maryland and having a street address of 12800 Bay Hill Drive, Beltsville, MD 20705

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

It is thereupon this 24th day of May, 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 27th day of July, 2021 and redeem the property known as 12800 Bay Hill Drive, Beltsville, MD 20705 or answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple 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 139647 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOAN SCHAEFFER** AKA: JOAN MARIE SCHAEFFER

Notice is given that Dawn Karp, whose address is 32 Carolina Court, Sterling, VA 20164, was on April 30, 2021 appointed Personal Representative of the estate of Joan Schaeffer who died on April 1, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of October, 2021.

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

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

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

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

DAWN KARP Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PO Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120496

139676 (6-3,6-10,6-17)

LEGALS

File No. 19-PG-JF-1078

ORDER OF PUBLICATION

Jeffrey Frantz C/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800,

Plaintiff

Ophelia, LLC, and WCP Fund I LLC, Lender, and Daniel Huertas, Trustee, and Prince George's County, Maryland,

And

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

5615 Landover Road Hyattsville, MD 20784

Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6 Account ID: 02-0119024 Deed Ref.: 41005/337 Assessed to: Ophelia, LLC,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: CAE 21-02752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

5615 Landover Road, Hyattsville, MD 20784

Legal Description: 9,632 Sq.Ft. & Imps. West Cheverly Lot 6 Account ID: 02-0119024 Deed Ref.: 41005/337 Assessed to: Ophelia, LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has ex-It is thereupon this 24th day of

May, 2021, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a gen-eral circulation in Prince George's County once a week for three successive weeks, before the 18th day of June, 2021, warning all persons interested in the said properties to be and appear in this Court by the 27th day of July, 2021 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 139648 (6-3,6-10,6-17)

LEGALS

ORDER OF PUBLICATION JAMES SCHNEIDER

Plaintiff

ANNE JEWELER SAX Personal Rep. to Jack & Ruby Jeweler 8758 Endless Ocean Way

Felicia Peres Personal Representative for Rose Peres 548 Venice Boulevard, Apt. 4

Venice, CA 90291 Ken Peres 5609 33rd Street, N.W. Washington, DC 20015

Columbia MD 21045

Lawrence Jeweler Personal Representative for Diana Jeweler 701 Fallsgrove Drive, Apt. 212 Rockville, MD 20850

Steven Jeweler Personal Representative for Diana Jeweler 3661 Folly Quarter Road Ellicott City, MD 21042

STEVE MCGIBBON, DIRECTOR OF FINANCE The Office of Finance of Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. Upper Marlboro MD 20772

PRINCE GEORGE'S COUNTY'S ATTORNEY OFFICE 14735 Main St. M3403 Upper Marlboro MD 20772

ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN, INCLUDING THEIR HEIRS, DE-VISEES AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS. ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

Defendants

MARYLAND

Case No.: CAE 21-02748 The object of this proceeding is to

secure and foreclose the rights of redemption on the following property, sold by the Collector of Taxes for Prince George's County, State of Maryland to the Plaintiff:

"Lts 89.90 4,839.0000 Sq. Ft. & Imps. Capitol Heights Blk 31 Assmt \$38,467 Lib 35578 FL 421 and assessed to Jack Jeweler Etal."

The Property address is Central Ave. Capital Heights MD 20743

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

It is thereupon this 24th day of May, 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 the Prince George's Post or any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Bill of 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk

139650

Call 301-627-0900 for a quote.

(6-3,6-10,6-17)

LEGALS

ORDER OF PUBLICATION SAMUEL KARKENNY c/o Michael J. Grady 50 West Montgomery Avenue, Suite 100

Plaintiff

DENNIS L. CUFFEY JR. 3009 Southern Ave. Temple Hills MD 20748

Rockville, MD 20850

KING'S CROSSING

CONDOMINIUM

DEUTSCHE BANK NATIONAL TRUST CO, Trustee For American Security Inc. 1761 Best St. Andrew Place Santa Ana, CA 92705

Association, Inc. C/o Noreen Walden Resident Agent 3103 Emmorton Road Abingdon MD 21009 STEVE MCGIBBON. DIRECTOR OF FINANCE

The Office of Finance of Prince George's County, Maryland 14741 Governor Bowie Dr., Rm. Upper Marlboro MD 20772

PRINCE GEORGE'S COUNTY'S

ATTORNEY OFFICE

14735 Main St. M3403 Upper Marlboro MD 20772 ALL PERSONS WHO CLAIM TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED HEREIN. INCLUDING THEIR HEIRS, DE-VISEES, AND PERSONAL REPRE-SENTATIVES AND ANY OTHER HEIRS, DEVISEES, EXECUTORS,

ADMINISTRATORS, GRANTEES, OR SUCCESSORS IN RIGHT, TITLE OR INTEREST.

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

MARYLAND Case No.: CAE 21-02747

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

Unit T-1 and assessed to Cuffey Dennis L. Jr." The Property address is: 3009

Southern Ave. Temple Hills MD

"Unit 3009 T-1

999.0000 Sq. Ft. & Imps. Kings

Crossing Con

Assmt \$48,667 Lib 32255 Fl 248

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

been paid;

It is thereupon this 24th day of May, 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 the Prince George's Post or any other paper of record in Prince any other paper of record in Prince George's County, Maryland, a newspaper having general circulation in Prince George's County, once a week for three (3) consecutive weeks on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer the Bill of Complaint or

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

thereafter a final judgment will be

entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title, free and

True Copy—Test: Mahasin El Amin, Clerk 139649 (6-3,6-10,6-17)

ORDER OF PUBLICATION

Alexander Zakharin 25 Hooks Ln Ste 202 Pikesville, MD 21208

Plaintiff

AMC Investment Group LLP S/O Edgar O.A. Rodriquez, RA 7505 New Hampshire Ave, Suite 300 Takoma Park, MD 20912

and

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

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

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the Prince George's County, known as 7716 Kittredge Drive and described as 6.598.0000 Sq Ft Kittredge Sub-Ha Lot 2 Map 0082 Grid 00A1 Plat No.: 233051 Being known District 06 Account Number: 5505656, on the Tax Roll of the Director of Finance. Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-02758

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 7716 Kittredge Drive in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Alexander Zakharin, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 7716 Kittredge Drive and described as 6.598.0000 Sq Ft Kittredge Sub-Ha Lot 2 Map 0082 Grid 00A1 Plat No.: 233051 Being known as District 06 Account Number: 5505656, on the Tax Roll of the Director of Finance.

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

May, 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 a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property and answer 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 to said property in Fee Simple, free of all liens and en-

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

True Copy—Test: Mahasin El Amin, Clerk 139654

(6-3,6-10,6-17)

LM File No.: 104-00005-Olowofoyeku

LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 202 Frederick, MD 21701

ORDER OF PUBLICATION

Eniola Olowofoyeku,

Plaintiff Christian J. Cuellar; Thelma B. Fer-

nandez; Gilda Simons; Catherine A. Nostrome, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland described as 3450 TOLEDO TERHYATTSVILLE 20782-0000 CONDO UNIT: 416 and being identified on the Tax Roll as Account No. 17-1845148, and which may be known as 3450 Toledo Terrace, Condo Unit: 416, Hyattsville, Maryland 20782, 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; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 3450 TOLEDÓ TERHYATTSVILLE 20782-0000 CONDO UNIT: 416 and being identified on the Tax Roll as Account No. 17-1845148, and which may be known as 3450 Toledo Terrace, Condo Unit: 416, Hyattsville, Maryland 20782,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-02756 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, Maryland, to the Plaintiff in the proceed-

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 24th day of

May, 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 18th day of June, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 27th day of July, 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

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 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.

property, and vesting in the Plaintiff

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 139656 (6-3,6-10,6-17)

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL **MONDAY, JUNE 28, 2021** LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Text Amendment No. 258- Ordinance No. 1974 Code Update

The Mayor and City Council of Laurel is seeking approval to amend the Unified Land Development Code definitions and use tables, accessory structures, bulk regulations, wireless telecommunication facilities sections. The proposed update is part of a comprehensive review and update of the City's zoning Code.

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

139684 (6-10,6-17)

The Prince George's Post

Early Publication Deadline— July 8, 2021 edition:

All submissions must be received by NOON, Friday, July 2, 2021

Questions? Call 301-627-0900 or email bboice@pgpost.com

LEGALS

ORDER OF PUBLICATION

IN THE MATTER OF:

BRITTANY WASHINGTON 625 SPECTATOR AVE HYATTSVILLE, MARYLAND 20785

PLAINTIFF SUZANNE C MARTIN & ROBERT E MARTIN 1 047 ALCALA DR ST. AUGUSTINE, FL 32086-7195 **DEFENDANTS**

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-00508

The above petitioner has filed a Notice of Intent to Foreclose on the property described as:

The lot, piece or parcel of land situated in Election District No. 8, containing 8,593 Sq.Ft, more or less, known and designated as LOTS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) in BLOCK NINETEEN (19) in a subdivision called "CEDAR HAVEN", and described in add converted from scribed in a deed conveyed from THE HOWARD UNIVERSITY, to SUZANNE COOK MARTIN and ROBERT E. MARTIN dated March 8th 1979, and recorded on August 16th 1979 in Liber No. 05142, folio 431, one of the Land Records of Prince George's County, Maryland.

The petitioner is seeking a foreclosure because:

The petitioner has a right to redeem the tax sale certificate as; more than six (6) months have passed since the date of the sale and the property has not been redeemed by any party of

The Petitioner requests that the Court order publication of the notice, as required by law, in the following newspaper of general circulation: Prince George's Post

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

True Copy—Test: Mahasin El Amin, Clerk 139659 (6-3,6-10,6-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL DAVID BUCKLEY JR AKA: DANIEL D BUCKLEY J̈́R

Notice is given that Jennifer L. Carrotice is given that Jennifer L. Car-penter, whose address is 308 Crow-foot Court, Lusby, Maryland 20657, was on February 25, 2021 appointed Personal Representative of the estate of Daniel David Buckley Jr who died on November 12, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of August, 2021. Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

JENNIFER L. CARPENTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 119081

(6-3,6-10,6-17)

139666

NOTICE

CHRISTINA MORRIS

Plaintiff

PEDRO MEDINA Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD 19-13246

NOTICE is hereby given this 28th day of May, 2021 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10805 Eastland Circle, Upper Marlboro, MD 20772 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2021, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 28th day of June,

The report states the amount of sale to be \$520,000.00. MAHASIN EL AMIN

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

(6-3,6-10,6-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **SUZANNE COAN** Notice is given that James Coan, whose address is 1355 17th St, NW, #223, Washington, DC 20036, was on April 23, 2021 appointed Personal Representative of the estate of

Suzanne Coan who died on February 2, 2021 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

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

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

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

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

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

JAMES COAN Personal Representative

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

Estate No. 120391 (6-3,6-10,6-17) 139672

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES ALEXANDER SPARROW

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln, #218, Bowie, MD 20715, was on March 18, 2021 appointed Personal Representative of the estate of James Alexander Sparrow who died on December 30, 2020 with a will.

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

persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 2021.

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

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

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

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

PERRY BECKER Personal Representative

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

Estate No. 119156 (6-3,6-10,6-17)

ORDER OF PUBLICATION

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

ALBERT HILL NAPOLEON HILL JUANITA NOORWOOD LEROY HILL MELVIN HILL Prince George's County, Maryland

AND

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

Prince George's County, described as follows: Tax Account No 2042661, SEAT PLEASANT 18TH ELEC-TION DISTRICT; LTS 203.205; 7200 SQ.F.T & IMPS. CEDAR HEIGHTS; ASSMT \$421233 LIB 06698; FL 029; KNOWN AS 6206 K ST CAPITOL HEIGHTS 20743.

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

LEGALS

Maryland Civil Division CAE 21-02750

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

Prince George's County, described as follows: Tax Account No 2042661, SEAT PLEASANT 18TH ELECTION DISTRICT: LTS 203.205: 7200 SO.F.T & IMPS. CEDAR HEIGHTS: ASSMT \$421233 LIB 06698: FL 029: KNOWN AS 6206 K ST CAPITOL HEIGHTS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County, Maryland, OR-DERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 18th day of June, 2021, warning all persons interested in the property to appear in this Court by the 27th day of July, 2021, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (6-3,6-10,6-17) 139657

ORDER OF PUBLICATION

DOWNWIND HOLDINGS, LLC

Plaintiff

ZILLA DRIVING RANGE, LLC,

et al. Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-01614

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

Property Address: 3601 Brinkley Rd, Temple Hills, MD 20748 Account Number: 12-1369099 Description: (corr in val 06) 15.0100 Acres & Imps. Map: 097; Grid: B4; Par: 139; Neighborhood: 10012.17

Assmt: \$208,933 Liber/Folio: 13661/239 Assessed To: Zilla Driving Range

essary for redemption have not been paid, although more than six (6) months from the date of sale has

The Complaint states, among other things, that the amounts nec-

elapsed.

It is thereupon this 24th day of May, 2021, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a

newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 18th day of June, 2021, warning all persons interested in the said Property to be and appear in this Court by the 27th day of pear in this Court by the 27th day of July, 2021, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

Any person that has or claims to have an interest in the property must answer the complaint or to redeem the property on or before the date herein specified and, in case of failure to appear, answer, or redeem the property, a judgment will be en-tered that forecloses all rights of re-demption in the property.

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

True Copy—Test: Mahasin El Amin, Clerk 139658 (6-3,6-10,6-17)



LEGALS

NOTICE

Notice is hereby given that the following vessel has apparently been abandoned for 180 days on the property of: Robert Fritz, 4503 Danville Rd, Brandywine MD 20613, 301-440-1064. The vessel is described as: (boat registration number MD 4734 BZ, hull identification number SERR2928K798, vessel name Sea Rayder, builder is Sea Ray Boats Inc, length of 16'0", and color yellow). Application for title will be made in accordance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the above property within 30 days of this notice.

(6-10,6-17,6-24,7-1)

File: 2020-10241-4461

LAW OFFICE OF JOHN E. REID, PLLC

5335 Wisconsin Avenue, N.W. Suite 700 Washington, D.C. 20015

AMENDED ORDER OF **PUBLICATION**

Kayla Anderson,

VS.

Plaintiff

Ikechukwu Agbim, 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. 3605805; situate in District 14 of Prince George's County, Maryland, known as 13201 Zircon Dr., Bowie, MD 20720, and described as 21,077.0000 Sq.Ft. Highbridge Lot 1 on the Tax Roll of

the Director of Finance, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-01630 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, Maryland, to the Plaintiff in the proceed-

ing.
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 ex-

It is thereupon this 9th day of June, 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 2nd day of July, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 10th day of August, 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 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

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

Court against them.

139730

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

(6-17,6-24,7-1)

LEGAL NOTICE CITY OF BOWIE, MD **PUBLIC HEARING**

Ordinance O-3-21 Amending City Code Chapter 10 "Garbage, Trash And Refuse", Section 10-2, "Litter-ing Prohibited; Refuse from Excavaing Minimed, Retuse Holl Ecdavations and Construction Work," to Add Landscaping as a Source of Impermissible Debris; Section 10-3, "Collection and Disposal of Refuse", to Alter the Acceptable Size of Refuse Collection Bins, to Clarify the Manner in Which Recentacles the Manner in Which Receptacles Must be Placed for Collection, and to Define Refuse for Purposes of that Section; Amending Section 10-4, "Requirements Relating to Refuse Collection Receptacles for Standard City Service", to Alter The Locations in Which Refuse Collection Bins May be Stored; Section 10-6, "Supplemental Collections and Limitations Thereon", to Amend the Description of Acceptable Recyclable Materials to Require the Lie of ble Materials, to Require the Use of City-Provided Recycling Containers, and to Incorporate Require-ments Relating to Bulk Trash Collection; and Section 10-11, "Notice to Remove Accumulation of Litter", to Clarify the Meaning of the Term "Litter"; and to Make Certain Additional Amendments to the Foregoing Sections for Clarity

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on June 7, 2021.

A virtual Public Hearing is scheduled to be held at 8:00 p.m., Monday, June 21, 2021. Those wishing to submit testimony for the public hearing can email written testimony/comments cityclerk@cityofbowie.org. Deadline for submittal of testimony/comments is 7:00 p.m., Monday, June 21,

Residents may view meetings online at www.cityofbowie.org/view meetings or on Verizon channel 10 or Comcast channel 71 and 996.

ALFRED D. LOTT City Manager

139729 (6-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM WALKER

Notice is given that LaTonya Green, whose address is 6805 Middlefield Terrace, Fort Washington, MD 20744, was on June 4, 2021 appointed personal representative of the small estate of William Walker, who died on April 9, 2021 without a

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

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

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

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

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

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

LATONYA GREEN Personal Representative

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

Estate No. 121102

139748 (6-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSA ELLEN FINNEY

Notice is given that Essex E Finney Jr, whose address is 11206 Chantilly Lane, Mitchellville, MD 20721, was on March 25, 2021 appointed personal representative of the small estate of Rosa Ellen Finney who died on December 4, 2020 with

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

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

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

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

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

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

ESSEX E FINNEY JR Personal Representative

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

Estate No. 119449 139749 (6-17)

NOTICE IN THE MATTER OF:

Angela Sarah Holden

FOR THE CHANGE OF Angela Benavidez Holden

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-06027

A Petition has been filed to change the name of Angela Sarah Holden to Angela Benavidez Holden.

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA E SMITH

Notice is given that Ralph L Worthy, whose address is 5713 Joan Lane, Temple Hills, MD 20748, was on May 24, 2021 appointed personal representative of the small estate of Thelma E Smith who died on February 25, 2021 with a will.

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

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

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

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

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

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

RALPH L WORTHY Personal Representative

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

Estate No. 120954

139750 (6-17)

John J. Bascietto, Esq. The Law Office of John J. Bascietto 515 Main Street Laurel, MD 20707 410-925-5708

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH L. FLETCHER-FERRILL

Notice is given that Judith Carole Fletcher Kiser, whose address is 97 Cardinal Road, Cardinal, VA 23025, was on June 9, 2021 appointed Personal Representative of the estate of Ruth L. Fletcher-Ferrill who died on April 27, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of December 2021 cember, 2021.

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

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

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

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

JUDITH CAROLE FLETCHER KISER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729 Estate No. 121128

139755

(6-17,6-24,7-1)

NOTICE

IN THE MATTER OF: Martha Elizabeth Mebarki

FOR THE CHANGE OF

NAME TO: Martha Elizabeth Portillo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05787

A Petition has been filed to change the name of Martha Elizabeth Mebarki to Martha Elizabeth

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139722

RALPH W POWERS JR 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET DUPEE AKA: MARGARET ANN BECK

Notice is given that Frank E Dupee IV, whose address is 7401 Havre Turn, Upper Marlboro, MD 20772, and Matthew B Dupee, whose address is 7401 Havre Turn, Upper Marlboro, MD 20772, was on April 13, 2021 appointed Co-Personal Representatives of the estate of Margaret Dupee who died on March 2, 2021

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2021.

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

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

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

FRANK E DUPEE IV MATTHEW B DUPEE Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729 Estate No. 120014 139753 (6-17,6-24,7-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROY WILLIAMS

Notice is given that Ronda Buckmon, whose address is 9725 Summit Circle, #2E, Largo, MD 20774, was on May 11, 2021 appointed Personal Representative of the estate of Roy Williams who died on December 7, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of November, 2021. Any person having a claim against

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

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

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

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

RONDA BUCKMON Personal Representative

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

Estate No. 119203

(6-17,6-24,7-1)139756

NOTICE IN THE MATTER OF:

Hewan Kibrequiddusan Emnetu Abraham

FOR THE CHANGE OF Hewan Kibrequiddusan Abraham

Prince George's County, Maryland Case No. CAE 21-04866 A Petition has been filed to change

In the Circuit Court for

the name of Hewan Kibrequiddusan Emnetu Abraham to Hewan Kibrequiddusan Abraham.

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139723

The Prince George's Post Newspaper Call 301-627-0900 Fax 301-627-6260 Have a

Safe Father's

Day Weekend

RALPH W POWERS JR 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALLI R HALLEY

Notice is given that Paula Halley Toney, whose address is 351 N Laburnum Avenue #2, Richmond, VA 23223, was on June 10, 2021 appointed Personal Representative of the estate of Alli R Halley, who died on April 10, 2020 without a will.

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

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of

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

(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.

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

PAULA HALLEY-TONEY Personal Representative

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

139751

Mark W Oakley 51 Monroe Street, Suite 600 Rockville, MD 20850 301-424-8081

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SONG SIK CHOE

Notice is given that Soo Yun Kwon, Notice is given that 500 full Kwoli, whose address is 1761 Old Meadow Road, Unit 518, McLean, VA 22102, was on June 10, 2021 appointed Personal Representative of the estate of Song Sik Choe who died on February 16, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representátive 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 10th day of December, 2021.

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

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

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

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

SOO YUN KWON Personal Representative

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

Estate No. 121145 139754 (6-17,6-24,7-1)

LEGALS

Ferguson Evans, Esq. 601 Pennsylvania Ave NW Suite 900 South Bldg Washington, DC 20004 202-467-5550

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CYNTHIA MARIE VAUGHN

Notice is given that Samiyra Ojo, whose address is 206 Johnsberg Lane, Bowie, MD 20721, was on May 12, 2021 appointed Personal Representative of the estate of Cynthia Marie Vaughn, who died on February 15, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of November, 2021.

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

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

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

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

SAMIYRA OJO Personal Representative

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

Estate No. 120633 139752 (6-17,6-24,7-1)

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License

(Liquor Control Board) **REGULAR SESSION**

Commissioners

JUNE 22, 2021

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

NEW- CLASS C, CLF, BEER, WINE AND LIQUOR

James Riley, Chairman, for a Class C, Beer, Wine & Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexandria Ferry Road, Clinton, 20735.

Street, Riverdale, 20737

Manuel Sanchez, Member, Diego Sanchez, Member for a Class D, Beer and Wine for the use of Bufinat, LLC, t/a BurgerFi, 161 Fleet Street, Suite K1-9, National Harbor,

Zoom at 10:00 a.m. on Tuesday, June 22, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Director June 2, 2021

139699 (6-10,6-17)

PRINCE GEORGE'S COUNTY

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on July 29, 2021 and will be heard on September 28, 2021. Those

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

A virtual hearing will be held via Zoom on Wednesday, July 7, 2021 at 7:00 p.m. and July 14, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be virtually and the world be well as the same of the sam available one week prior on the BOLC's website at

BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the

BOARD OF LICENSE COMMISSIONERS

Attest: Director June 3, 2021

139700 (6-10,6-17)

MECHANIC'S LIEN SALE

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

2007 Suzuki JS1GT77A972106257

1998 Honda JH2SC0335WM202788

Upper Marlboro, MD 20772 301-516-4144

(6-10,6-17)

LEGALS

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

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

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

4321 39TH PLACE BRENTWOOD, MARYLAND 20722

By virtue of the power and authority contained in a Deed of Trust from Sy Ismaila Sahande, dated May 17, 2005, and recorded in Liber 25460 at folio 449 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 14735 Main Street , Upper Marlboro, Maryland, 20772 on

JUNE 22, 2021 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur 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 assured the reactor by the purchaser. Condominium fore and/or homeowners. 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. 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 # 19-603066)

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

ADVERTISE HERE Call 301-627-0900 Today!

Matthew J. Dyer, Esquire P.O. Box 358 Upper Marlboro, MD 20773

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH LAWHON BARKS-

Notice is given that Matthew J. Dyer, Esq. whose address is PO Box 358, Upper Marlboro, MD 20773, was on May 12, 2021 appointed Personal Representative of the estate of Elizabeth Lawhon Barksdale who

died on February 4, 2021 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

November, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

MATTHEW J. DYER, ESQUIRE Personal Representative

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

139709

Estate No. 119922

(6-10,6-17,6-24)

UPPER MARLBORO, MD 20773-1729

Estate No. 120435

139712 (6-10,6-17,6-24)

The Prince George's Post

tative or the attorney. All persons having any objection to the appointment (or to the pro-

December, 2021

the following dates:

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

Estate No. 118131 (6-17,6-24,7-1)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

NOTICE OF APPOINTMENT

IN THE ESTATE OF JIMI ROBERT ANZELC Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Bowie, MD 20715, was on March 30, 2021 appointed Personal Representative of the estate of Jimi

Robert Anzelc, who died on June 19, 2020 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

tative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of Septem-

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

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

two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

PERRY BECKER Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

139708

Upper Marlboro, MD 20773-1729

Estate No. 117088

(6-10,6-17,6-24)

NOTICE OF APPOINTMENT NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF LETITIA BRANCH Notice is given that Robin A Martin, whose address is 14115 Dub Drive, Laurel, MD 20708, was on June 2, 2021 appointed Personal Representative of the estate of Letitia Branch who died on March 5, 2021

tained by reviewing the estate file in the office of the Register of Wills or contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of

Further information can be ob-

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

December, 2021.

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

creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be obtained from the Register of Wills. ROBIN A MARTIN

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 120521 139710 (6-10,6-17,6-24)

NOTICE OF APPOINTMENT

IN THE ESTATE OF BENJAMIN DAWSON Notice is given that Ben Dawson, whose address is 6220 Bluff Point Drive, Dallas, TX 75248, was on Feb-

10, 2021 with a will. Further information can be ob-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of August, 2021.

of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

(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-

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

ruary 22, 2021 appointed Personal Representative of the estate of Benjamin Dawson who died on January

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

nine months from the date of the decedent's death; or

other delivery of the notice.

tained from the Register of Wills. BEN DAWSON Personal Representative

CERETA A. LEE

139711

Estate No. 119374

(6-10,6-17,6-24)

NEW- CLASS D, BEER AND WINE

Akhtar Nawab, Member/Authorized Person, Michael Terrance Wetherbee, Jr., Member / Authorized Person for a Class D. Beer and Wine for the use of Hospitality HQ, LLC, t/a Curbside Cookout, 0 Van Buren

A virtual hearing will be held via

Attest: Terence Sheppard

GOVERNMENT

HEARING

Class D, Beer and Wine – 17 BW

D(NH), Beer and Wine

agenda as posted that day.

Terence Sheppard

Under and by virtue of Commer-

JUNE 23, 2021 AT 10:00 AM

Auction held on the premises of: A&J Cycle Performance 8411 Old Marlboro Pike Ste #23

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF THOMAS JAMES SMITH Notice is given that Marianne Smith Campanella, whose address is 1416 Kinghaven Court, Gambrills, MD 21054, was on April 21, 2021 ap-

pointed Personal Representative of the estate of Thomas James Smith who died on March 25, 2021 with a 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 21st day of October, 2021. Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

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

nine months from the date of the

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.

MARIANNE SMITH CAMPANELLA

other delivery of the notice.

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4113 53RD PL. BLADENSBURG, MD 20710

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 26796, Folio 275 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:14 AM

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

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

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

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

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

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

(6-17.6-24.7-1)

139741

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

7310 WINTERGREEN CT. GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated December 22, 2006, recorded in Liber 27806, Folio 707 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,100.00, 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

JULY 7, 2021 AT 11:15 AM

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

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

Terms of Sale: A deposit of \$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 physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the horrower entered into one representations. 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 ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 328344-2)

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

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

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

139742 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7003 INNSFIELD CT. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated August 28, 2006, recorded in Liber 28779, Folio 647 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,000.00, 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

JULY 7, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as li

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

14026 BRIARWOOD DR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 22, 2005, recorded in Liber 23906, Folio 584 among the Land Records of Prince George's County, MD, with an original principal balance of \$360,000.00, 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

JULY 7, 2021 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as li

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

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE AD-MINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide

Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Lienses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be received on or before July 15, 2021, unless otherwise noted in the Public

Prince George's County

USAF 202160073/21-NT-0009 JOINT BASE ANDREWS, 3466 North Carolina Ave, JAB Andrews, MD 20762, has applied to construct a new taxiway, hazardous cargo pad, and relocate an explosive ordnance disposal facility. The project will permanently impact 4,288 square feet of emergent nontidal wetlands, 79,276 square feet of forested nontidal wetlands, 1,912 linear feet (8,893 square feet) of intermittent stream, and 114,006 square feet of the 25-foot nontidal wetland buffer. The project is proposed on a tributary of Piscataway Creek (Use I). Mitigation will be provided at the Mattawoman Creek Mitigation Site. The project is located in JAB Andrews south of Perimeter Road in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by July 15 to the Maryland Department of the Environment, Attn: Anna Hjelmroos, 1800 Washington Boulevard, Baltimore, MD 21230 or at Anna.Hjelmroos@maryland.gov or 410-537-3731. Any further notices tion will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

139775 (6-17)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request

an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be received on or before July 15, 2021, unless otherwise noted in the Public

Prince George's County

202061904/20-nt-1336 ELION ACQ, LLC., 3323 NE, 163rd St, Suite 600, Miami, FL 33160, has applied to construct a business park. The project will permanently impact 19,109 square feet of forested nontidal wetlands, 32,194 square feet of the 25foot nontidal wetland buffer, and 181 linear feet (1,079 square feet) of intermittent stream. The project will temporarily impact 98 square feet of forested nontidal wetland, 688 square feet of the 25-foot nontidal wetland buffer, and 5,706 square feet of the 100-year floodplain. The project is proposed on Timothy Branch (Use I). Mitigation will be provided onsite. The project is located in the Brandywine Commerce Center in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by July 15 to the Maryland Department of the Environment, Attn: Anna Hjelmroos, 1800 Washington Boulevard, Baltimore, MD 21230 or at Anna.Hjelmroos@maryland.gov or 410-537-3731. Any further notices concerning actions on the applicaon will be provided to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

139776 (6-17)

EARLY DEADLINES

of our early
deadline for all
Legal Advertising
the July 8, 2021
edition of the
Prince George's
Post.
Deadline is
NOON on

Friday, July 2, 2021

www.alexcooper.com (6-17,6-24,7-1)

139744

(6-17,6-24,7-1)

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

11923 ST. FRANCIS WAY A/R/T/A 11923 SAINT FRANCIS WAY BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 21, 2006, recorded in Liber 25972, Folio 750 among the Land Records of Prince George's County, MD, with an original principal balance of \$607,500.00, 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

JULY 7, 2021 AT 11:08 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 \$82,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted 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 ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 75958-1)

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

139735 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

408 CANO CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 17, 2006, recorded in Liber 37785, Folio 461 among the Land Records of Prince George's County, MD, with an original principal balance of \$288,250.00, 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

JULY 7, 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 \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as li

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

139736 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

7731 EMERSON RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated December 15, 2006, recorded in Liber 27189, Folio 85 and re-recorded in Liber 35771, Folio 112 among the Land Records of Prince George's County, MD, with an original principal balance of \$185,000.00, 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

JULY 7, 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as li

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>139737</u> (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15005 PUFFIN CT. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29380, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, 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

JULY 7, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale. including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible. sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 100428-5)

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

2922 WEST GROVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated May 1, 2013, recorded in Liber 34748, Folio 158 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,000.00, 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.),

JULY 7, 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.

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determine the date of sale and the status of the loan servicer including, but not limited to, determine the date of sale and sale an 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 ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 336482-2)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14816 DOLPHIN WAY BOWIE, MD 20721

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

JULY 7, 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 \$69,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as li

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7312 WALKER MILL ROAD CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Leon Cole and Brenda Cole aka Brenda C. Cole aka Brenda Thomas, dated November 20, 2006, and recorded in Liber 27507 at folio 276 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, Mary-

JULY 6, 2021 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601959)

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

139727 (6-17,6-24,7-1)

LEGALS

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

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

805 GLACIER AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelvia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 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

JULY 6, 2021 AT 9:31 AM

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

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 \$33,000.00 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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent association dues, it alty, shall be assumed by the purchaser from the date of each of 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 delivered to the purchaser. 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 # 2013-35670)

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

(6-17,6-24,7-1)

LEGALS

OFFICIAL NOTICE

On June 8, 2021, the Board of Commissioners for The Town of Upper Marlboro approved a budget ordinance "ORD 2021-03: Town Operating Budget for Fiscal Year 2022". Total Revenues for the FY22 budget are \$2,172,178 and includes \$186,400 from Grants; and \$281,246 from the American Rescue Plan. Total expenditures are: General Government: \$1,329,275; Public Safety: \$481,795; and Public Works: \$361,108. The tax levy for FY22 is hereby set at \$0.30 per \$100 of assessed valuation of residential real estate; \$0.50 of assessed valuation for business personal property; \$0.54 of assessed valuation for commercial property; and \$1.50 of assessed valuation for public utility, subject to taxation by the Town of Upper Marlboro for general fund purposes, including debt service purposes This ordinance becomes effective on June 29, 2021. Copies available at Town Hall, 14211 School Ln, Upper Marlboro, MD 20772 and online at www.uppermarlboromd.gov.

139757

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

LEGALS

OFFICIAL NOTICE

On June 8, 2021, the Board of Commissioners for The Town of Upper Marlboro approved ORDINANCE 2021-04: Personnel Ordinance; AN ORDINANCE TO AMEND ORDINANCE 2020-03 TO RE-ESTAB-LISH AND CHANGE CERTAIN ASPECTS OF A PERSONNEL SYS-TEM WITH CERTAIN GUIDELINES, PAYGRADES, SALARIES, STANDARDS, AND PROCEDURES FOR THE EMPLOYEES OF THE TOWN OF UPPER MARLBORO. The ordinance will become effective June 29, 2021. Copies of the Ordinance are available at Town Hall, 14211 School Ln, Upper Marlboro, MD 20772 and online at www.UpperMarlboroMD.gov.

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

139758

OFFICIAL NOTICE

On June 8, 2021, the Board of Commissioners for The Town of Upper Marlboro passed Ordinance 2021-02: AN ORDINANCE RELATING TO ADOPTING AND APPROVING BUDGET AMENDMENTS FOR THE FISCAL YEAR 2021 BUDGET. Total Revenues have budget were amended to \$1,410,549 and includes \$17,654 from Grants and the transfer(s) of \$1,10,900 from Decimated Finds Text June 15 and the transfer(s) of \$110,900 from Designated Funds. Total expenditures were amended to: General Government: \$748,400; Public Safety: \$393,233; and Public Works: \$268,916. The ordinance takes effect on June 29, 2021. Copies can be downloaded from the Town website: http://uppermarlboromd.gov, hardcopies available at Town Hall, 14211 School Ln, Upper Marlboro MD 20772.

—Town of Upper Marlboro; By: M. David Williams, Town Clerk

<u>139759</u>

LEGALS

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

The Estate Of: PHYLLIS JEAN MOODY

ESTATE NO. 100582

ORDER

Upon the foregoing verified Petition for Distribution by Court, by Ralph W. Powers, Jr., it is this 19th day of May, 2021,
Ordered, by the Orphans' Court for Prince George's County that a meeting and hearing be held in this Court on the 15th day of July, 2021 at 11:00 a.m. pursuant to the proviat 11:00 a.m. pursuant to the provisions of Estates & Trusts § 9-112 and Md. Rule 6-443, of all persons who may be entitled to receive or participate in the final distribution from the Estate of Phyllis Jean Moody, inthe Estate of Phyllis Jean Moody, including the following known alleged interested parties: the Estate of Ethel Arminger, Frank Mastbrook, Steve Mastbrook, Judy North, Robert Poole, Kathy Poole, the Estate of Patricia Augusti, Michael Christopher, and Don Christopher; and it is further ORDERED, that publication and notice pursuant to the aforesaid code section and rule be made, and it is further

it is further

ORDERED, that such persons and any others be given notice and warned to appear in person, or by guardian, solicitor or agent, in this Court at the time and date above mentioned to the end that all distributions shall be made under the direction and control of this Court and the Personal Representative shall be protected and indemnified if they act in obedience therewith.

> WENDY CARTWRIGHT JUDGE

(6-17,6-24,7-1) <u>139760</u>

Subscription price is

\$15 a year.

Give us your contact

information —

Name and Address

We accept Visa and MC

LEGALS

NOTICE

IN THE MATTER OF: Juan Angel Lemus Brandon Amado Lemus Daniel Amaro Lemus

FOR THE CHANGE OF NAME TO: Juan Angel Castillo Brandon Amado Castillo Daniel Amaro Castillo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-05987

A Petition has been filed to change the name of (Minor Child(ren)) Juan Angel Lemus to Juan Angel Castillo, Brandon Amado Lemus to Brandon Amado Castillo and Daniel Amaro Lemus to Daniel Amaro Castillo.

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139721

NOTICE

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

Plaintiffs

Javonna Andrews aka Jevonna Andrews Defendant

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

CIVIL NO. CAEF 19-18450

ORDERED, this 11th day of June, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7611 Swan Terrace, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of July, 2021, next.

The report states the amount of sale to be \$150,000.00. MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk

(6-17,6-24,7-1)

LEGALS

Richard E Hagerty, Esq. ATTN: Hania Iskandar-Guirguis 401 9th Street NW, Suite 1000 Washington DC 20004 571-888-4109

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOUGLAS L GREENFIELD AKA: DOUGLAS LITTMAN GREENFIELD

Notice is given that Elaine S Quintana, whose address is 3920 Calverton Drive, Hyattsville, MD 20782, was on April 13, 2021 appointed Personal Representative of the estate of Douglas L Greenfield aka Douglas Littman Greenfield who died on December 2, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2021.

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

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

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

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

ELAINE S QUINTANA Personal Representative

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

Estate No. 119651 139602 (5-27,6-3,6-10)

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: 06/28/2021

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

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST EDMONSTON, MD 20781 301-864-0323

2008 VOLKSGAEN JETTA 3VWRZ71K98M036927 2009 VOLVO MD 2A30599 YV1BW982691101918 V70 1992 BMW WBABB2318NEC30219

CHARLEY'S CRANE SERVICE

8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

2004 ACURA MDX 2HNYD18754H500276 1999 TOYOTA COROLLA 2T1BR12E1XC152303 2000 VOLKSGAEN JETTA 3VWSC29M2YM043651

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

1HGCG2259XA018273 1999 HONDA ACCORD 2003 FORD **EXPEDITION** 1FMFU18L23LC20290 2003 NISSAN PATHFINDER MD 7BT2503 JN8DR09Y23W832123 2009 DODGE 1D8HN44E59B520344 CARAVAN 1999 TOYOTA SOLARA 2T1CF28P0XC111513 1997 TOYOTA COROLLA 2T1BB02E2VC205246 1995 LEXUS LS400 JT8UF22E7S0016525

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

2006 ACURA 3.2 TL 19UUA66276A034919 2001 DODGE 1B3ES46C01D253565 NEON 2000 FORD 1FTNX21F8YED75035 F250 2002 CHEVROLET ASTRO VAN 1GCDM19X02B140486 (6-17)

COTTAGE CITY COMMISSION FAIR SUMMARY OF ORDINANCE 2021-02

This is to give notice that on June 9, 2021, the Cottage City Commission adopted Ordinance 2021-02, to be effective July 1, 2021.

Ordinance 2021-02 adopts a budget and levies town property taxes for the 2021-2022 fiscal year for Cottage City. The revenues and expenditures are \$2,154,343.

Ordinance 2021-02 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION BY: CONSUELLA BARBOUR, TOWN MANAGER

(6-17)139745

NOTICE

IN THE MATTER OF: Lynn Leonard Omondi FOR THE CHANGE OF

NAME TO: Lynn Lineberry Leonard

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04817

A Petition has been filed to change the name of Lynn Leonard Omondi to Lynn Lineberry Leonard.

The latest day by which an objection to the Petition may be filed is the July 6, 2021.

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

(6-17)

NOTICE IN THE MATTER OF:

Caroline Osterneck FOR THE CHANGE OF

NAME TO: Cameron Alexander Osterneck

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-04711 A Petition has been filed to change

the name of Caroline Osterneck to Cameron Alexander Osterneck. The latest day by which an objection to the Petition may be filed is the July 6, 2021.

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

139725 (6-17)

ADVERTISE!

The Prince George's Post

Call Today 301-627-0900

The Prince George's Post

Your Newspaper of Legal Record

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

Happy Father's Day

Proudly Serving Prince George's County Since 1932