

The Prince George's Post

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**13804 WESTVIEW FOREST DRIVE
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy, and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 19, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140370 (9-30,10-7,10-14)

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.

**13922 WESTVIEW FOREST DRIVE
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Beldina Auma, dated September 25, 2006, and recorded in Liber 26445 at folio 052 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, on

**OCTOBER 12, 2021
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602051)

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

140327 (9-23,9-30,10-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7603 FONTAINEBLEAU DRIVE, UNIT 2327
NEW CARROLLTON, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Mary Hicks, dated May 14, 2008 and recorded in Liber 29784, Folio 686 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$247,350.00, and an original interest rate of 2.71%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 19, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140371 (9-30,10-7,10-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6314 CROOM STATION ROAD
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Lawrence G Johnson and Karen C Johnson, dated May 25, 2007, and recorded in Liber 28068 at folio 020 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, on

**OCTOBER 12, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$51,000.00 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 # 2013-41084)

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

140328 (9-23,9-30,10-7)

LEGALS

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

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

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

You must reclaim these vehicles by: **10/22/2021**

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

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

2005 DODGE	STRATUS	MD	35895CJ	1B3EL46X15N545242
2012 JEEP	COMPASS	GA	S0419573	1C4NJCBB6CD553901

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

2012 NISSAN	VERSA	DC	FM8651	3N1CN7AP2CL802787
2008 SCION	TC	MD	2DG1697	JTKDE167680246049
2011 DODGE	CALIBER	MD	3BE8982	1B3CB5HA9BD141244
2008 HYUNDAI	ELANTRA	VA	VYX7411	KMHU46D18U569348

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

2014 FORD	FOCUS	NC	HHZ8442	1FADP3F24EL296336
2011 DODGE	CHARGER	VA	UMW1420	2B3CL3CG7BH606488
2007 BMW	283i	DC	FP6151	WBAVA37557N828293

140456 (10-7)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10225 EVERLEY TERRACE
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Tracy Y Jackson, dated August 28, 2017 and recorded in Liber 40151, Folio 456 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,500.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 26, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

140427 (10-7,10-14,10-21)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4800 49TH AVENUE
HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Safi Dinga, dated September 27, 2002 and recorded in Liber 16381, Folio 443, and re-recorded at Liber 42957, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$116,850.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 26, 2021 AT 11:30AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

140426 (10-7,10-14,10-21)

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

**2005 ODE RD.
FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 24086, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$103,583.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 26, 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 \$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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 340393-1)

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

140435 (10-7,10-14,10-21)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ANTONETTE CHARMAINE
GIBBON**

Notice is given that Rackaeta Gibbon, whose address is 12817 Carousel Court, Upper Marlboro, MD 20772, was on September 22, 2021 appointed Personal Representative of the estate of Antonette Charmaine Gibbon, who died on April 4, 2020 without a will.

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

All persons having any objection to the appointment (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 March, 2022.

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.

RACKAETA GIBBON
Personal Representative

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

Estate No. 121547
140391 (9-30,10-7,10-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NANCY COLLEEN HIETT

Notice is given that Terri A. March-Safbom, whose address is 8636 Skyward Court, Las Vegas, NV 89145, was on September 9, 2021 appointed Personal Representative of the estate of Nancy Colleen Hiett, who died on July 1, 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 9th day of March, 2022.

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.

TERRI A. MARCH-SAFBOM
Personal Representative

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

Estate No. 121930
140393 (9-30,10-7,10-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALZILEIDE GALVAO RUSS

Notice is given that Nancy L. Russ, whose address is 8601 Manchester Road #411, Silver Spring, MD 20901, was on September 10, 2021 appointed Personal Representative of the estate of Alzileide Galvao Russ who died on August 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2022.

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.

NANCY L RUSS
Personal Representative

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

Estate No. 122113
140345 (9-23,9-30,10-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER ISAAC JR

Notice is given that Roger Isaac, III, whose address is 10612 Manor Lake Terrace, Mitchellville, Maryland 20721, was on September 13, 2021 appointed Personal Representative of the estate of Roger Isaac Jr, who died on May 4, 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 13th day of March, 2022.

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.

ROGER ISAAC, III
Personal Representative

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

Estate No. 122120
140351 (9-23,9-30,10-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY LOUISE WASHINGTON

Notice is given that Emerson S Davis, whose address is 1710 Albert Terrace, Mitchellville, MD 20721, was on September 17, 2021 appointed Personal Representative of the estate of Shirley Louise Washington who died on April 6, 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 17th day of March, 2022.

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.

EMERSON S DAVIS
Personal Representative

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

Estate No. 121109
140353 (9-23,9-30,10-7)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN GUSACK KEARNEY

Notice is given that Nancy L. Sloan, whose address is 5770 Crandall Road, Howell, MI 48855, and Vicki L. Fuqua, whose address is 710 Deer Park Road, Westminster, MD 21157 were on August 18, 2021 appointed Co-Personal Representatives of the estate of Jean Gusack Kearney who died on May 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 co-personal representatives or the attorney.

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.

NANCY L. SLOAN
VICKI L. FUQUA
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. 117246
140354 (9-23,9-30,10-7)

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LEGALS

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, Maryland, on

OCTOBER 26, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 18-601952)

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

140424 (10-7,10-14,10-21)

LEGALS

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

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

4806 MEDORA DRIVE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Estate Of Enid Agnes Swannee, dated June 8, 2006, and recorded in Liber 25881 at folio 331 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, on

OCTOBER 26, 2021
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 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 8.05% 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 # 18-603612)

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

140425 (10-7,10-14,10-21)

LEGALS

ORDER OF COURT

CHRISTOPHER HARRIS, Plaintiff,
v.
EUNICE AWOYEMI, Defendant.

In the Circuit Court for
Prince George's County, Maryland
Case No. CAD 21-04420

ORDERED, on this 27th day of September, 2021, by the Circuit Court for Prince George's County Maryland, that the DEFENDANT, EUNICE AWOYEMI, is hereby notified that the PLAINTIFF, CHRISTOPHER HARRIS, has filed a Complaint for Absolute Divorce on April 16, 2021. The Complaint in substance alleges that since March 2, 2020, Plaintiff and Defendant have lived apart in separate residences, without interruption or sexual intercourse for twelve months or more before the date of filing of the Complaint for Absolute Divorce.

Accordingly, it is ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County, Maryland in accordance with Maryland Rule 2-122(a)(2), said publication to be completed by the 27th day of October, 2021, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 27th day of October, 2021, and it is further;

ORDERED, THAT THE DEFENDANT, EUNICE AWOYEMI, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 26TH DAY OF NOVEMBER, 2021, MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

140429 (10-7,10-14,10-21)

NOTICE

IN THE MATTER OF:
Barbara Ophelia Middleton

FOR THE CHANGE OF
NAME TO:
Barbara Marie Middleton

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10832

A petition has been filed to change the name of Barbara Ophelia Middleton to Barbara Marie Middleton.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140417 (10-7)

NOTICE

IN THE MATTER OF:
Loidy Ailyn Mendez

FOR THE CHANGE OF
NAME TO:
Loidy Ailyn Baires Mendez

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-09043

A petition has been filed to change the name of (Minor Child(ren)) Loidy Ailyn Mendez to Loidy Ailyn Baires Mendez.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140419 (10-7)

NOTICE

IN THE MATTER OF:
Ekane Jespo Ekane Mbwoje
FOR THE CHANGE OF
NAME TO:
Jespo Ekane Ekane

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10879

A petition has been filed to change the name of (Minor Child(ren)) Ekane Jespo Ekane Mbwoje to Jespo Ekane Ekane.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140415 (10-7)

NOTICE

IN THE MATTER OF:
Aloni Malaya Lee

FOR THE CHANGE OF
NAME TO:
Aloni Malaya Donelson

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10850

A petition has been filed to change the name of (Minor Child(ren)) Aloni Malaya Lee to Aloni Malaya Donelson.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140416 (10-7)

NOTICE

IN THE MATTER OF:
Darion Dominique Coleman

FOR THE CHANGE OF
NAME TO:
Darion Duhon Cormier

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-10716

A petition has been filed to change the name of Darion Dominique Coleman to Darion Duhon Cormier.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140418 (10-7)

NOTICE OF PUBLIC HEARING

**CHARTER AMENDMENT
RESOLUTION R-01-21
OCTOBER 29, 2021**

6:00 P.M.

PURSUANT TO § 4-304 OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, THERE WILL BE A PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE TOWN OF CHEVERLY, AMENDING SECTION C-6(A) OF THE CHARTER TO INCLUDE SEVERAL HOMES IN WARD 4, AND TO PROPERLY IDENTIFY BOUNDARY DESCRIPTIONS FOR WARDS 5 AND 6.

The Public Hearing will be held virtually on October 29, 2021 at 6:00 P.M. Those wishing to submit testimony/comments for the public hearing can email them to townclerk@cheverly-md.gov. Deadline for submittal of testimony/comments is 5:00 p.m., October 29, 2021.

Residents may view meetings on Verizon channel 35 or Comcast channel 71.

140455 (10-7)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

JEANNE V. FIELDS
7820 Hanover Parkway, #102
Greenbelt, MD 20770-2610
Defendant(s)

In the Circuit Court for Prince
George's County, Maryland
Civil Action No. CAEF 19-27529

Notice is hereby given this 29th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7820 Hanover Parkway, #102, Greenbelt, MD 20770-2610, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of October, 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 29th day of October, 2021, next.

The Report of Sale states the amount of the sale to be One Hundred Nine Thousand Dollars (\$109,000.00).

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

140439 (10-7,10-14,10-21)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

CODY M. COLEMAN
TONI COLEMAN
2602 Wintergreen Avenue
District Heights, MD 20747
Defendant(s).

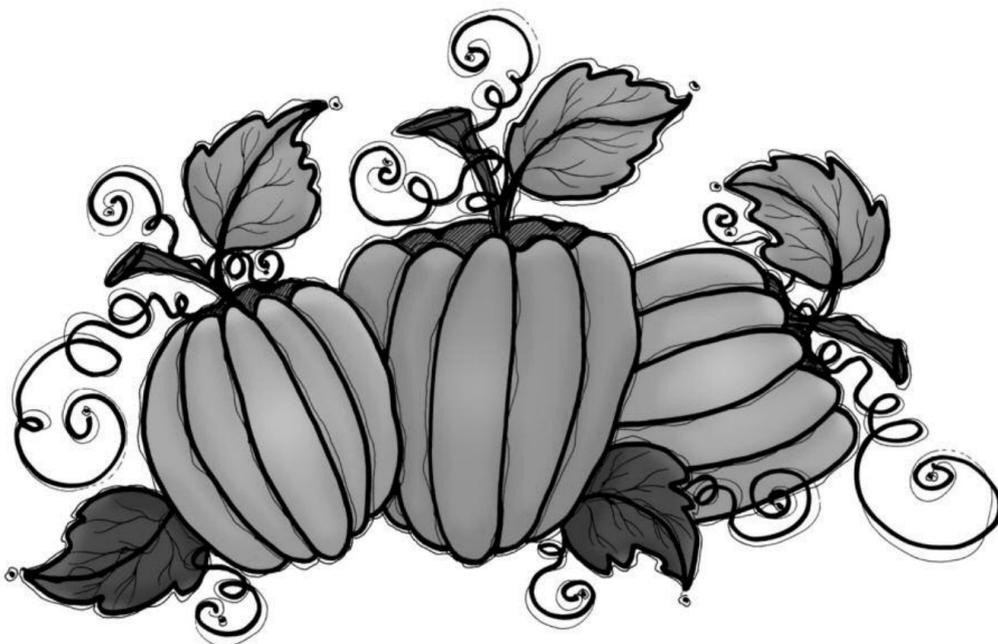
In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-11771

Notice is hereby given this 30th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2602 Wintergreen Avenue, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 1st day of November, 2021.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

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

140440 (10-7,10-14,10-21)



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Driving!

The Prince George's

Post

LEGALS

Karen M. Selby, Esq.
3261 Old Washington Road
Ste. 2020
Waldorf, MD 20602
202-854-0464

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY E. CLAYTON

Notice is given that Terri Claybrook, whose address is 1016 Stratford Avenue, Elkins Park, PA 19027, was on September 10, 2021 appointed Personal Representative of the estate of Gregory E. Clayton who died on March 14, 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 2nd day of February, 2022.

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.

TERRI CLAYBROOK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 121538
140352 (9-23,9-30,10-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kimberlee B. Andrews for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
140398 (9-30,10-7)

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Superior court of the District of Columbia county, District of Columbia appointed Cassandra Jackson, whose address is 7704 Pinewood Drive, Clinton, MD 20748, as the Personal Representative of the Estate of Elizabeth Ann Davis who died on April 4, 2021 domiciled in Washington, DC.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY
All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative 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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CASSANDRA JACKSON
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 122249
140341 (9-23,9-30,10-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND M. HARVEY

Notice is given that William F Calhoun, whose address is 775 Sykesville Road, Sykesville, MD 21784, was on August 2, 2021 appointed Personal Representative of the estate of Raymond M Harvey 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 2nd day of February, 2022.

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.

WILLIAM F CALHOUN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119481
140395 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
LANCE R. GATLING
JENNY GONZALEZ
7731 Emerson Road
Hyattsville, MD 20784
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-06737**

Notice is hereby given this 16th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7731 Emerson Road, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of October, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140346 (9-23,9-30,10-7)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

ESTATE OF CARL MACK
PERSONAL REPRESENTATIVE
CORA LEE MACK
7625 Normandy Road
Landover, MD 20785

and

CORA LEE MACK
7625 Normandy Road
Landover, MD 20785
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No. CAEF 19-10213**

Notice is hereby given this 27th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7625 Normandy Road, Landover, MD 20785, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 27th day of October, 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 27th day of October, 2021, next.

The Report of Sale states the amount of the sale to be One Hundred Sixty Nine Thousand Sixty Dollars (\$169,060.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
140430 (10-7,10-14,10-21)

ORDER OF PUBLICATION

TALBORT TABOR
1405 S FERN ST #90077
ARLINGTON, VA 22202

Plaintiff,

vs.
DEYSI ESCOBAR
ANGELA ESCOBAR
FIDELITY & TRUST MORTGAGE, INC.
ROBERT N. TYSON, JR., TRUSTEE
PRINCE GEORGE'S COUNTY,
MARYLAND

and

All unknown owners of the Property described below, their 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 leasehold or any other interest in the Property and premises situate, described as:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo
Account No: 17-1877380
known as address of
7401 18th Ave, Unit 6
Hyattsville, MD 20783-4316

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No: CAE 21-02763**

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

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo
Account No: 17-1877380;
known as 7401 18th Ave, Unit 6 Bldg F
address of 7401 18th Ave, Unit 6, Hyattsville, MD 20783-4316

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

It is thereupon on this 27th day of September, 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 3 successive weeks before the 22nd day of October, 2021, warning all persons interested in the property to appear in this Court by the 30th day of November, 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, 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
140428 (10-7,10-14,10-21)

LEGALS

BT ARNETT, ESQ.
BT ARNETT, P.C.
1 Research Court, Suite 450
Rockville, Maryland 20850
240-350-8968

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUIS LEE GANAWAY JR

Notice is given that Patricia Ferrell, whose address is 2403 Afton Street, Temple Hills, Maryland 20748, was on September 30, 2021 appointed Personal Representative of the estate of Luis Lee Ganaway Jr, who died on August 24, 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 30th day of March, 2022.

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.

PATRICIA FERRELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122398
140451 (10-7,10-14,10-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARRIE L JAMES
AKA: CARRIE LUE JAMES

Notice is given that Carolyn A Robinson, whose address is 6800 Canyon Drive, Capitol Heights, MD 20743, was on September 28, 2021 appointed personal representative of the small estate of Carrie L James, who died on August 31, 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 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 claim 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.

CAROLYN A ROBINSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122408
140450 (10-7)

CHRISTINE VAUGHAN ESQ
One N Charles Street, Suite 1101
Baltimore, MD 21201
410-385-0398

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS B JONES

Notice is given that Terrill Jones, whose address is 5601 Leon Street, Camp Springs, MD 20746, was on September 30, 2021 appointed Personal Representative of the estate of Thomas B Jones, who died on June 24, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of March, 2022.

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.

TERRILL JONES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122327
140452 (10-7,10-14,10-21)

NOTICE

IN THE MATTER OF:
Dianne Renea Fletcher

FOR THE CHANGE OF
NAME TO:
Renea Sterling Fletcher

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11077

A petition has been filed to change the name of Dianne Renea Fletcher to Renea Sterling Fletcher.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140412 (10-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL LEE PATTON

Notice is given that Tracie Arnold, whose address is 308 Wilson Boulevard S.W., Glen Burnie, MD 21061, was on July 23, 2021 appointed Personal Representative of the estate of Michael Lee Patton, who died on June 16, 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 23rd day of January, 2022.

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.

TRACIE ARNOLD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131319
140453 (10-7,10-14,10-21)

LEGALS

Michael E. Lehr
Sims & Campbell
500 York Rd
Towson, MD 21204
410-828-7775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRUCE WILLIAMS BURROWS

Notice is given that Chandra Knabel, whose address is 300 Linden Shade Court, Millersville, MD 21108, was on September 24, 2021 appointed Personal Representative of the estate of Bruce William Burrows, who died on July 22, 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 24th day of March, 2022.

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.

CHANDRA KNABEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122245
140454 (10-7,10-14,10-21)

NOTICE

IN THE MATTER OF:
Lena Rose McCollum

FOR THE CHANGE OF
NAME TO:
Lena Rose McCollum-Beasley

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11049

A petition has been filed to change the name of (Minor Child(ren)) Lena Rose McCollum to Lena Rose McCollum-Beasley.

The latest day by which an objection to the petition may be filed is October 26, 2021.

Mahasin El Amin
Clerk of the Circuit Court for
Prince George's County, Maryland
140413 (10-7)

ZONING HEARING

ZONING HEARING ON THE FOLLOWING APPLICATION WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WED., NOVEMBER 10, 2021
9:30 A.M.

VIRTUAL HEARING

For information on how to participate in the hearing please call the ZHE Office at 301-952-3644, email ZHE@co.pg.md.us or visit the County Website at <https://pgcouncil.us/LIVE>

VALIDATION OF PERMIT ISSUED IN ERROR:

KENT (13) ELECTION DISTRICT:

No. ERR-285 -- Application for Kent Village, LLC (Applicant)/Southern Management Property, LLC (Manager) for VALIDATION OF PERMITS ISSUED IN ERROR, Building Permit No. 2269-U and Multifamily Rental License Permit M-0153, to certify as a legal nonconforming use the existing 810 Multifamily Dwelling Unit development known as Kent Village Apartments and identified as 6801, 6803, 6805, 6807, 6809, 6811, 6813, 6815, 6817, 6819, 6821, 6823, 6825, and 6827 Hawthorne Street; 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2400, 2401

LEGALS

ORDER OF PUBLICATION

WAYNE WRIGHT
5705 Camp Springs Ave
Temple Hills, MD 20748

Plaintiff

v.

INTERNATIONAL SECURITY
CAPTL MANGMNT LLC
s/o Alphonso A Tillman, Resident
Agent
3737 Branch Ave Suite 116
Temple Hills, MD 20748

and

Prince George's County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

and

Attorney General's Office for
Maryland
s/o Angela D. Alsobrooks, County
Executive's Office/County Attorney
Office of Law/County Administration
Bldg.
14741 Governor Oden Bowie Dr.,
Ste 5121
Upper Marlboro MD 20772

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 Brandywine, * Election District of Prince George's County, known as 1190198 Cedarville Rd and described as Lot Size 1.05 Acres Being known as Account 119098 on the Tax Roll of the Director of Finance.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No.: CAE 21-07155**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1190198 Cedarville Rd in Prince George's County, State of Maryland, sold by the Director of Finance of Prince George's County, State of Maryland to Wayne Wright, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size 1.05 Acres. Known as 1190198 Cedarville Rd.

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

It is thereupon this 22nd day of September, 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 11th day of November, 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
140385 (9-30,10-7,10-14)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

**REGULAR SESSION
OCTOBER 13, 2021**

1. Scott Bell, Member, Donnell Long, Member, Ralph Powers, Member, New Olde Towne Inn, LLC, t/a Old Town Inn, 14745 Main Street, Upper Marlboro, 20772. – Request for a Family Entertainment Permit. Licensee is represented by Eddie Pounds, Esquire.
2. Neville Nugent, CEO, Foodie Vision, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708. – Request for a Special Entertainment Permit.
3. Qing Feng Chen, President, Cheng Li Zhang, Secretary/Treasurer, Hook & Reel Greenbelt, LLC, t/a Hook & Reel (Greenbelt), 6002 Greenbelt Road, Greenbelt, 20770. – Request for a Special Entertainment Permit.
4. **NEW – CLASS C, FRATERNAL, BEER, WINE AND LIQUOR** James Riley, Executive Director, for a Class C, CLE, Beer, Wine and Liquor for the use of Veterans Cigar Club, Inc., t/a Veterans Cigar Club, 6409 Old Alexandria Ferry Road, Clinton, 20735.
5. Sheng Gao, President, Blue Sunday Bar & Grill, LLC, t/a Blue Sunday Bar & Grill, 6868 Race Track Road, Bowie, 20715, Class B(BLX), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of R.R. No. 17 Beverages from Faucets, Spigots, Etc.; Labeling of the Rules and Regulations for Prince George's County, to wit; That on or about July 7, 2021 at approximately 6:30 p.m. during a routine inspection of Blue Sunday Bar & Grill, Inspector Golato noticed that tap labeled Bold Rock – Hard Cider was being fed by a

keg that read Angry Orchard which is a violation of R.R. 17 of the Prince George's County Board of License Commissioners.

6. Brian Berman, Member/Authorized Person, SRISAL, LLC, t/a Crescent Wine & Spirits, 15501 Annapolis Road, Suite 300, Bowie, 20715, Class BL+, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about August 11, 2021 at approximately 8:37 p.m. one (1) underage female operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Crescent Wine & Spirits located at 15501 Annapolis Road, Bowie, MD 20715. The operative retrieved one (1) six pack 12 oz can of Twisted Hard Iced Tea from the standing refrigerator and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

7. Woon Cho, President, Soon Cho, Vice President, Ayoola Amaefule, Vice President, Metro Supermarket, Inc., t/a Metro Supermarket, 7734 Landover Road, Landover, 20785, Class D(R), Beer, is summoned to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about August 17, 2021 at approximately 8:37 p.m. one (1) underage female operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Metro Supermarket located at 7734 Landover Road, Landover, MD 20785. The operative retrieved one (1) six pack 12 oz can of Bud Light (beer) from the standing refrigerator and then took the item to the cashier for payment. The cashier checked ID and accepted the payment (money exchange).

8. Sekwang Yoo, President, Jane Son Decruise, 25 Hour Inc., t/a 25 Hour Market, 3316 Dodge Park Road, Landover, 20785, Class DW(R), Beer and Wine, is summoned to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about August 17, 2021 at approximately 2:10 p.m. one (1) underage male operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered 25 Hour Market located at 3316 Dodge Park Road, Landover, MD 20785. The operative retrieved one (1) four pack bottles of Seagram's Escape Strawberry Daiquiri from the standing refrigerator while the officer watched. The cashier made the sale and did not request ID from the operative. The age of the employees could not be determined, employee records were requested but could not be produced, employees on the premises were not alcohol awareness certified and employees were uncooperative.

9. Naresh C. Bhardwaj, President, Manish Patel, Secretary/Treasurer, GOPI VRAJ BASNA, Inc., t/a Brightseat Liquors, 2600 Brightseat Road, Landover, 20785, Class A, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about August 24, 2021 at approximately 6:51 p.m. one (1) underage operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Brightseat Liquors located at 2600 Brightseat Road, Landover, MD 20785. The operative retrieved one (1) six pack 12 oz can of Modelo (beer) and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

10. Sumit Khaneja, Managing Member/Authorized Person, SK Stores, LLC, t/a Liquor King, 7053 Martin Luther King Highway, Landover, 20785, Class A, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about August 24, 2021 at approximately 7:19 p.m. one (1) underage operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Liquor King located at 7053 Martin Luther King Highway, Landover, MD 20785. The operative retrieved one (1) four pack 16 oz can of Modelo (beer) and then took the item to the cashier for payment. The cashier did not request an ID and accepted the payment (money exchange).

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, Oc-

tober 13, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 24, 2021

140400 (9-30,10-7)

ORDER OF PUBLICATION

WAYNE WRIGHT
5705 Camp Springs Ave
Temple Hills, MD 20748

Plaintiff

v.

TONI ANETTE HILL
2266 Wakefield Circle
Waldorf, MD 20602

and

Prince George's County, Maryland
s/o Stephen J. McGibbon,
Director of Finance
14741 Governor Oden Bowie Drive
Room 3200
Upper Marlboro, MD 20772

and

Attorney General's Office for
Maryland
s/o Angela D. Alsobrooks, County
Executive's Office/County Attorney
Office of Law/County Administration
Bldg.
14741 Governor Oden Bowie Dr.,
Ste 5121
Upper Marlboro MD 20772

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 Brandywine, * Election District of Prince George's County, known as 0829986 Horsehead Rd and described as Lot Size 1 Acre Being known as Account 0829986 on the Tax Roll of the Director of Finance.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case No.: CAE 21-07154**

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 0829986 Horsehead Rd in Prince George's County, State of Maryland, sold by the Director of Finance of Prince George's County, State of Maryland to Wayne Wright, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size 1 Acre. Known as 0829986 Horsehead Rd.

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

It is thereupon this 22nd day of September, 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 11th day of November, 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
140386 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

SARAH O'NEAL (DECEASED)
1126 Booker Drive
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-19464**

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1126 Booker Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$172,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140378 (9-30,10-7,10-14)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

AARON LAWSON
JOYCE LAWSON
8479 Snowden Oaks Place
Laurel, MD 20708
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05336**

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8479 Snowden Oaks Place, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of October, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140402 (9-30,10-7,10-14)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUAN HERNANDEZ
A/K/A JUAN PABLO HERNANDEZ

Notice is given that Milagro E. Hernandez, whose address is 15720 Leeland Road, Upper Marlboro, MD 20774, was on September 17, 2021 appointed Personal Representative of the estate of Juan Hernandez, who died on February 5, 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 17th day of March, 2022.

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.

MILAGRO E. HERNANDEZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122271
140394 (9-30,10-7,10-14)

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140381 (9-30,10-7,10-14)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EOLA E. REID (DECEASED)
12508 Sir Walter Drive
Glenn Dale, MD 20769
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-21113**

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12508 Sir Walter Drive, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of October, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$301,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140401 (9-30,10-7,10-14)

LEGALS

ROBERT Z. BOHAN
175 Admiral Cochrane Drive
Suite 102
Annapolis, MD 21401
410-266-7660

IN THE FAMILY COURT OF
JACKSON COUNTY,
WEST VIRGINIA

IN THE MATTER OF:

Amon Jalil Harmon
minors under the age of 18 years

**CIVIL ACTION NO. 21-FIG-3
JUDGE BRYAN S. CROMLEY**

**ORDER OF APPOINTMENT
OF TEMPORARY MINOR
GUARDIAN**

On May 10, 2021, a hearing in this matter was held before the Honorable Bryan S. Cromley, Judge of this Court, upon the petition of Bobbi Grayson, filed on April 30, 2021, Bobbi Grayson seeking the appointment of a guardian for the above-named minor pursuant to West Virginia Code §44-10-3. The following parties interested persons appeared for this hearing: Bobbi Grayson, Petitioner, by telephone, *self-represented*, Lasheika Harmon, Respondent, appeared in person, *self-represented*, and Donle Pratt, Respondent, did not appear.

WHEREUPON, the Court proceeded to hear the proffers of the parties, and hereby makes the following findings and conclusions:

1. The following individuals who are the subjects of this proceeding are minors under West Virginia law, being under the age of 18 years:

Name
Amon Jalil Harmon

Date of Birth
October 7, 2014

2. Venue is proper in this Court because said minors are current state residents of this county.

3. The parents of the minors are:

Lasheika Harmon, mother, who is living.

Donle Pratt, father, who is living.

4. The petition filed herein seeks a guardianship over the person and/or the estate of the minor children.

5. The guardian proposed in the petition filed herein is Bobbi Grayson, who is the child's maternal grandmother.

6. Giving precedence to the welfare and best interest of the minors and the importance of a competent and fit guardian, based upon the evidence presented, and, to the extent applicable, further taking into account the priority for consideration for appointment to be afforded the parents of the minor, the Court hereby finds and concludes that Bobbi Grayson is the appropriate temporary guardian over the person and/or the estate of the minor named in Paragraph 1 above.

7. The Court also finds there is not an immediate need for the appointment of a curator in order to protect the welfare and best interests of the minor until such time that the guardian appointed herein qualifies.

ACCORDINGLY, the Court hereby **ORDERS** as follows:

1. Bobbi Grayson is appointed as temporary guardian over the persons and/or estates of the minor, Amon Jalil Harmon.

2. The guardianship appointment made herein shall remain in effect until the further Order of this Court or until such time that the appropriate conditions, as applicable, are reached and satisfied pursuant to West Virginia Code §44-10-3(c) and (d), and any other pertinent provisions arising under state law.

3. Bobbi Grayson shall have the care, custody and control of the minor child named herein, as her guardian. They shall make the necessary decisions for the child including, but not limited to, medical, educational, religion, extracurricular activities, and discipline, and shall be entitled to authorize any and all persons, providers or agencies to provide services for the child as she sees fit.

4. This Temporary Order remains in full affect until the next hearing date scheduled on the **15th day of November 2021 at 9:00 a.m.**

Entered: May 10, 2021

140367 (9-30,10-7)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JEFFERY W. BROWN
Estate No.: 115347**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Ralph W. Powers, Jr. for judicial probate for the appointment of a personal representative. A virtual hearing will be held **December 15, 2021 at 10:15 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

140397 (9-30,10-7)

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

**13018 INGLESIDE DR.
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated August 8, 2005, recorded in Liber 23988, Folio 696 among the Land Records of Prince George's County, MD, with an original principal balance of \$283,500.00, 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

OCTOBER 26, 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 \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 101090-3)

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

140436 (10-7,10-14,10-21)

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

**109 69TH ST.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated August 29, 2013, recorded in Liber 35224, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$112,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 26, 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 \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 197120-6)

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

140437 (10-7,10-14,10-21)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 19, 2021

**VIRTUAL MEETING
JOIN USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, October 19, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-87-2021 - A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2021 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

<u>Basin and Number</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Zoning Acres</u>	<u>Existing Category</u>	<u>Requested Category</u>
Western Branch				
21/W-01 Huntington Parcel 345 District 4	1 single-family detached unit with a minimum 2,362 SF of livable space; minimum sales price of \$450,000 29 C-2, Parcel 345	.2680 R-R	5	3
21/W-02 Charles Property District 4	1 single-family detached unit with a minimum 4,900 SF of livable space; minimum sales price of \$650,000; 37 B-2; Parcel 21	1.85 R-R	5	3
21/W-03 Hawkins Property District 6	18 single-family detached units with a minimum 3,500 SF of livable space; minimum sales price of \$600,000; 45 F-3; Parcels 5, 118 & 123	22.29 R-E	5	4
21/W-04 Prince George's County Boys and Girls Club District 6	No development currently proposed. Requesting to revert to Category 6 for permanent well and septic system usage. 62 C-1; Parcel 74	40 R-O-S	5	6
Piscataway				
21/P-01 Miller Property District 8	189 single-family detached units with a minimum 2,000 SF of livable space; minimum sales price of \$400,000 96 E-4; Parcel 310	87.14 R-R	5	4
21/P-02 Warren Property District 9	2 buildings consisting of 38,000 SF of floor area to encompass a warehouse/ truck maintenance facility and office 135 D-3; Parcel 30	6.09 I-1	5	4
Countywide Redesignations				
District 1	WSSC Grid 221NE06		5	3
District 4	WSSC Grid 210NE11 WSSC Grid 212NE11		5 S5	3 S3
District 6	WSSC Grid 205SE08		S5	S3
District 8	WSSC Grid 210SE04/05 WSSC Grid 215SW01		5 S5	3 S3
District 9	WSSC Grid 221SE01 WSSC Grid 221SE01		5/4 S5	3 S3

Category 3 – Community System
Category 4 – Community System Adequate for Development Planning
Category 5 – Future Community System
Category 6 – Individual System

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140448 (10-7,10-14)

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
2013	FORD	F150	1FTMF1CM1DKE21045
2016	FORD	EDGE	2FMPK3J9XGBC40443
2000	BUICK	PARK AVENUE	1G4CW52K8Y4197488
2007	HONDA	CIVIC	JHMFA36227S017929
2008	HYUNDAI	ACCENT	KMHCM36C18U060552
2017	NISSAN	ROGUE	JN1BJ1CRXHW126173
2016	DODGE	GRAND CARAVAN	2C4RDGBG9GR385654
1994	GMC	YUKON	1GKEK18K0R743765
2003	NISSAN	MAXIMA	JN1DA31D23T501396

140449 (10-7)

*The
Prince
George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have
a Very
Safe
Weekend*

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

**4301 BISHOPMILL DR.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28359, Folio 472 among the Land Records of Prince George's County, MD, with an original principal balance of \$296,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 19, 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 149845-1)

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

140373 (9-30,10-7,10-14)

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

**7213 CHAPPARAL DR.
DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 29, 2005, recorded in Liber 24130, Folio 191 among the Land Records of Prince George's County, MD, with an original principal balance of \$351,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 13, 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336273-1)

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

140338 (9-23,9-30,10-7)

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

**1802 METZEROTT RD., UNIT #503
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated May 19, 2006, recorded in Liber 25386, Folio 94 among the Land Records of Prince George's County, MD, with an original principal balance of \$104,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 13, 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 described as Unit 503 in Building No. Four (4) in a condominium known as "Presidential Park II Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341527-1)

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

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

ALEX COOPER AUCTS., INC.
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140337 (9-23,9-30,10-7)

Call 301-627-0900
for a quote.

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 19, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 19, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-046-2021 (DR-2) - AN ACT CONCERNING STORMWATER MANAGEMENT AND RESIDENTIAL RESILIENCE RETROFIT PROGRAM for the purpose of providing for certain definitions; establishing and administering the Stormwater Management and Residential Resilience Retrofit Program; providing for eligibility requirements; providing for certain rebates; providing for a certain increase in certain residential lifetime rebate ceilings; providing for an increase in certain municipal stormwater management projects under certain conditions; providing for conservation landscaping; providing for certain funding; providing for certain reporting; and generally relating to the Stormwater Management and Residential Resilience Retrofit Program.

CB-049-2021 (DR-3) - AN ORDINANCE CONCERNING C-O ZONE for the purpose of permitting development of multifamily residential uses by right in the C-O (Commercial-Office) Zone of Prince George's County, under certain circumstances.

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140447 (10-7,10-14)

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

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

**10716 DRAGOO PL.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated March 1, 2007, recorded in Liber 27501, Folio 271 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 19, 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 72407-1)

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

140375 (9-30,10-7,10-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated February 6, 2008, recorded in Liber 31016, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 19, 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 \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 350488-1)

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

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

ALEX COOPER AUCTS., INC.
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140377 (9-30,10-7,10-14)

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

**914 NEWINGTON CT.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated October 31, 2007, recorded in Liber 29079, Folio 509 among the Land Records of Prince George's County, MD, with an original principal balance of \$265,828.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 19, 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 \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 80669-1)

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

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

ALEX COOPER AUCTS., INC.
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140376 (9-30,10-7,10-14)

LEGALS

BWW LAW GROUP, LLC
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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**10118 BIGNONIA DR.
LAUREL, MD 20708**

Under a power of sale contained in a certain Deed of Trust dated May 20, 2003, recorded in Liber 18942, Folio 156 among the Land Records of Prince George's County, MD, with an original principal balance of \$159,499.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 26, 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 \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 198191-2)

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

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

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140434 (10-7,10-14,10-21)

LEGALS

ORDER OF PUBLICATION

ANGELICA BROWN
vs.
Plaintiff

ALFRED C. GILKESSON SR.,
Et Al.
Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Action No. CAE 21-07163**

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

Owner: Alfred C. and Mary L. Gilkesson, Sr.
Address: Collington Road, Bowie, MD
Description: 3.26 AC, Map 46, Grid F4, Par 63
Account No: Tax Account: 07-0729327

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

It is thereupon this 22nd day of September, 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 once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 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's 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
140384 (9-30,10-7,10-14)

NOTICE

Diane S. Rosenberg
Mark D. Meyer
John A. Ansell, III
Maurice Obrien
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustees
Plaintiff(s)

vs.
Estate of Barbara A. Carter
7209 Greeley Road
Landover, MD 20785
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-19457**

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 7209 Greeley Road, Landover, MD 20785, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$230,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140380 (9-30,10-7,10-14)

ORDER OF PUBLICATION

Winifred Faris
vs.
Plaintiff

Sam Davenport
Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Action No. CAE 21-07162**

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

Owner: Sam Davenport
Address: Jolly Drive, Fort Washington, MD
Description: 20,387 SF, Oaklawn Manor, Lot 15 Bl G
Account No: Tax Account: 09-0923243

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

It is thereupon this 22nd day of September, 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 once a week for 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 11th day of November, 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's 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
140383 (9-30,10-7,10-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SAMUEL LEONARD ANDERSON

Notice is given that Lori L. Anderson, whose address is 14130 Reverend Rainsford Court, Upper Marlboro, MD 20772, was on September 16, 2021 appointed Personal Representative of the estate of Samuel Leonard Anderson, who died on June 29, 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 16th day of March, 2022.

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.

LORI L. ANDERSON
Personal Representative

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

Estate No. 121461
140392 (9-30,10-7,10-14)

LEGALS

NOTICE

Diane S. Rosenberg
Mark D. Meyer
Maurice Obrien
Bradley Harris
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814
Substitute Trustees
Plaintiff(s)

vs.
Estate of Juan Antonio Magana
Ana Magana
3216 Dallas Drive
Temple Hills, MD 20748
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-01938**

Notice is hereby given this 22nd day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 3216 Dallas Drive, Temple Hills, MD 20748, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of October, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of October, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$309,662.59.

MAHASIN EL AMIN
Clerk of the Circuit Court Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140379 (9-30,10-7,10-14)

NOTICE

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-FH3 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-FH3 c/o PHH Mortgage Corporation 1 Mortgage Way Mt. Laurel, New Jersey

Plaintiffs,
vs.

SANDRA F. HARRIS (DECEASED)
6707 Eldridge Street
Hyattsville, MD 20784
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 21-02761**

Notice is hereby given this 24th day of September, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6707 Eldridge Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of October, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 25th day of October, 2021.

The report states the purchase price at the Foreclosure sale to be \$291,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
140403 (9-30,10-7,10-14)

LEGALS

VIRTUAL PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, OCTOBER 25, 2021
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.

Text Amendment No. 259- Ordinance No. 1987 Code Update

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO AMEND LAUREL CITY CODE, CHAPTER 20 "LAND DEVELOPMENT AND SUBDIVISION REGULATIONS," ARTICLE I "ZONING," §20-1.3 "RELATIONSHIP TO THE CITY OF LAUREL MASTER PLAN," §20-1.7 "DEFINITIONS," §20-1.11 "ANNEXATION OF ADDITIONAL AREA TO CITY" §20-1.12 "CONSTRUCTION AND INTERPRETATION OF ARTICLE; GENERAL PROVISIONS", §20-2.1 "BUILDING PERMITS; USE AND OCCUPANCY PERMITS", §20-2.2 "PLANS, PLATS, AND INFORMATION TO ACCOMPANY APPLICATIONS FOR PERMITS", §20-2.3 "CONDITIONS", §20-2.4 "TEMPORARY USE PERMIT", §20-2.5 "ISSUANCE OF USE AND OCCUPANCY PERMIT", §20-2.7 "APPLICATION FOR USE AND OCCUPANCY PERMITS; INSPECTION OF PREMISES, ISSUANCE OF CERTIFICATE OF COMPLIANCE, AND PERMIT", §20-2.8 "SUSPENSION/REVOCACTION OF USE AND OCCUPANCY PERMIT", §20-3.1 "WHAT CONSTITUTES VIOLATIONS; CONTINUING VIOLATION", §20-3.2 "COMPLIANCE WITH AND ENFORCEMENT OF ARTICLE; COMPLAINTS AS TO ALLEGED VIOLATION" §20-3.3 "PROCEDURE UPON VERIFICATION OF VIOLATION; PENALTIES" §20-3.4 "EXTENSION OF GRACE PERIOD", §20-4.4 "POWERS AND DUTIES", §20-4.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC." §20-4.6 "CITY ADMINISTRATOR, CITY SOLICITOR, AND OTHER OFFICERS AND EMPLOYEES", §20-6.16 "SCHEDULE OF AREA, YARD, AND HEIGHT REGULATIONS FOR RESIDENTIAL USES", §20-7.8 "TABLE OF COMMERCIAL USES", §20-9.5 "TABLE OF INDUSTRIAL USES", §20-10.5 "PARKING REGULATIONS", §20-13.11 "AMENDMENT TO REVITALIZATION OVERLAY AREA MAP", §20-15.2 "ZONING DISTRICTS" §20-15.3 "SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF ONE METER OR LESS" §20-15.4 "COMMERCIAL, OFFICE BUILDING, AND INDUSTRIAL ZONES; SATELLITE EARTH STATION ANTENNAS HAVING A DIAMETER OF TWO METERS OR LESS", §20-25.4 "POWERS AND DUTIES", §20-25.5 "HEARINGS ON PROPOSED PLANS, REGULATIONS, ETC.", §20-25.6 "REGULAR MEETING DATES", §20-25.7 "CITY ADMINISTRATOR, CITY SOLICITOR, DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND BUSINESS SERVICES, AND OTHER OFFICERS AND EMPLOYEES", §20-26.1 "AUTHORITY", §20-26.2 "HISTORY, COMPOSITION, AND OPERATION" §20-26.3 "PURPOSE", §20-26.5 "REVIEW OF APPLICATIONS", §20-26.13 "DEMOLITION", ARTICLE VI "ROADS AND SIDEWALKS", §20-42.5 "AUTHORITY OF THE DIRECTOR"; AND PROVIDING FOR AN EFFECTIVE DATE.

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.

140438 (10-7,10-14)

The Prince George's Post
Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

NOTICE

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

Plaintiffs

vs.

Scaffold F Forte

Defendant

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

CIVIL NO. CAEF 20-12932

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13113 Shinnecock Drive, Silver Spring, Maryland 20904 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$540,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140441 (10-7,10-14,10-21)

NOTICE

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

Plaintiffs

vs.

Carl K. Brennan, Leroy Brennan, III
and Donna T. Brennan

Defendants

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

CIVIL NO. CAEF 20-00046

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4805 Newland Road, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$252,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140443 (10-7,10-14,10-21)

NOTICE

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

Plaintiffs

vs.

Estate of Jeffrey M. Banas and
Leeann Banas

Defendants

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

CIVIL NO. CAEF 20-01882

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2515 Red Cedar Drive, Bowie, Maryland 20721 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$478,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140444 (10-7,10-14,10-21)

NOTICE

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

Plaintiffs

vs.

Rachelle Lawrence aka
Rachelle I Lawrence

Defendant

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

CIVIL NO. CAEF 21-01622

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 2331 Pemberell Place, District Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of November, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of November, 2021, next.

The report states the amount of sale to be \$203,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140445 (10-7,10-14,10-21)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 12, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 12, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-082-2021 - A RESOLUTION CONCERNING DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT for the purpose of increasing all fees maintained by the Department of Permitting, Inspections and Enforcement, with such increase to be approved by the County Council after notice and public hearing.

CR-084-2021 - A RESOLUTION CONCERNING IMPLEMENTATION OF ZONING COMPLIANCE LETTER FEE for the purpose of approving a fee table established by the Director of the Department of Permitting, Inspections and Enforcement to implement a fee for the issuance of a Zoning Compliance Letter.

CR-089-2021 - A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the Hamilton Manor project, an eligible activity not originally funded, the amount of One million dollars (\$1,000,000) in Housing Investment Trust Fund ("HITF") Program funds for gap financing of preservation of affordable housing.

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

140389 (9-30,10-7)

LEGALS

Catherine E. Stavely, Esquire
Stavely & Sallitto Elder Law, LLC
124 South Street, Suite 1
Annapolis, Maryland 21401
410-268-9246

**NOTICE TO CREDITORS OF A SETTLOR
OF A REVOCABLE TRUST**

To all persons interested in the trust of Betty J. Burke:

This is to give notice that Betty J. Burke died on or about March 19, 2021. Before the decedent's death, the decedent created a revocable trust for which the undersigned, Michelle Backus, whose address is 34 Colony Crossing, Edgewater, Maryland 21037, is now the trustee.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six (6) months after the date of the first publication of this notice to the undersigned trustee at the address stated above. The claim must include the following information:

- A verified written statement of the claim indicating its basis;
- The name and address of the claimant;
- If the claim is not yet due, the date on which it will become due;
- If the claim is contingent, the nature of the contingency;
- If the claim is secured, a description of the security; and
- The specific amount claimed.

Any claim not presented to the trustee on or before that date or any extension provided by law is unenforceable.

Michelle Backus
Trustee

Dates of publication: September 30, October 7 and October 14, 2021.

140404 (9-30,10-7,10-14)

**City of Bowie
Community Development Block Grant Program
Notice of Public Hearing**

In accordance with guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the City of Bowie, as an entitlement participant in the federal Community Development Block Grant (CDBG) Program, solicits public participation in the development of the Consolidated Annual Performance and Evaluation Report (CAPER) for fiscal year 2021. A Public Hearing will be held on Monday, November 1, 2021 at 8 p.m.
@ <http://bowie.fyi/BowieCaperPublicHearing>

All City CDBG documents are posted on the City's website: www.cityofbowie.org under "Grants".

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a yearly accounting of CDBG and other funds allocated towards the implementation of objectives outlined in the Five Year Strategy Plan, which is included in the Consolidated Plan for Community Development. The Five Year Strategy Plan identifies community needs and proposed solutions in the areas of Housing, Special Needs, Economic Development, and Non-Housing Community Development. The City's CDBG activities benefited low income citizens through the City's Single Family Housing Rehabilitation Program, Fair Housing Training the Workforce Development Program, Emergency Rental Assistance and Emergency Food Assistance.

The "Draft Consolidated Annual Performance and Evaluation Report, FY 2021" will also be available for review on the City's website, and Bowie City Hall from September 20, 2021 – October 22, 2021.

For additional information, please call 301-809-3009.

Alfred D. Lott, City Manager

140423 (10-7)

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