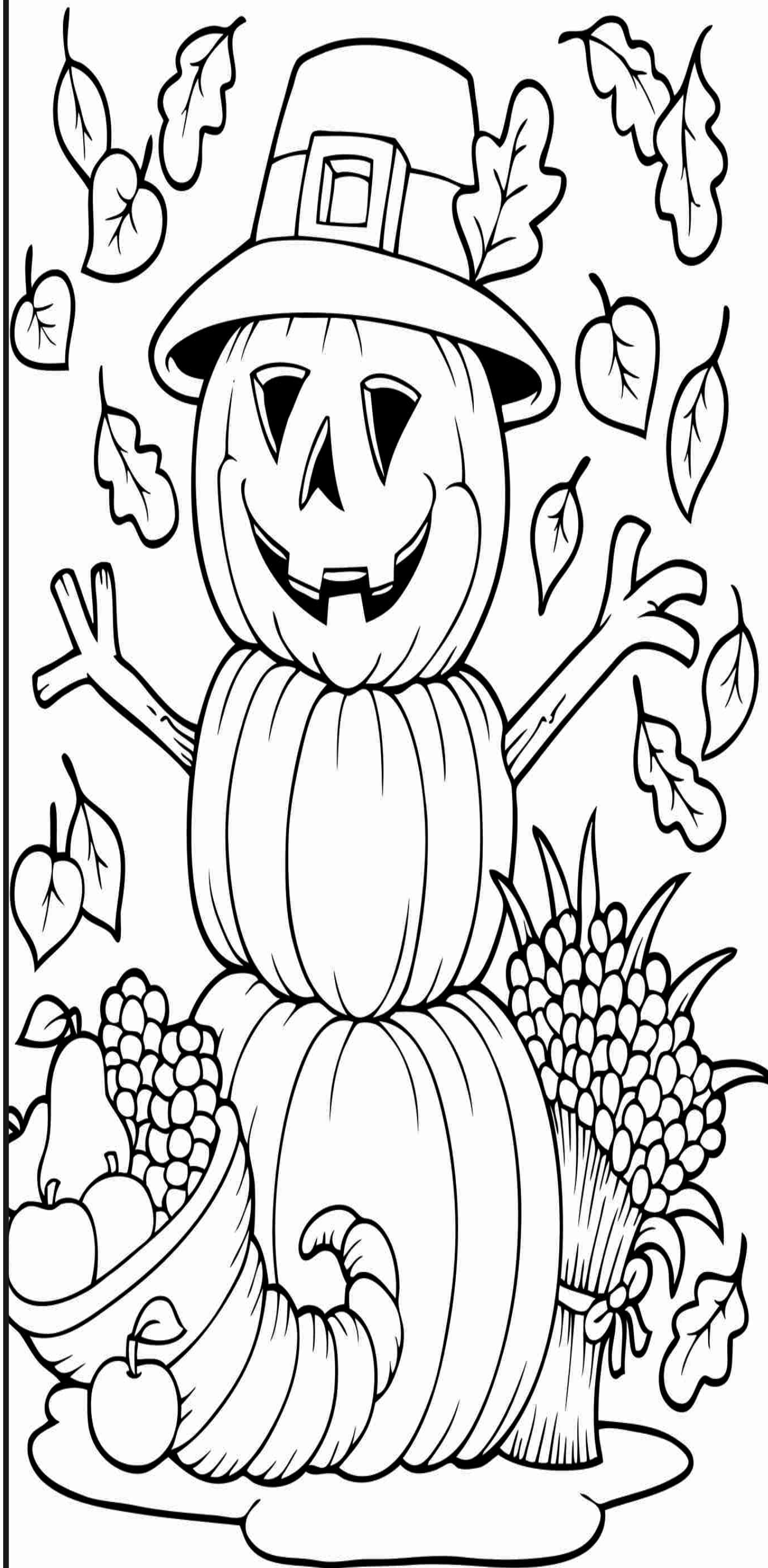


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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.
Joseph A. Farmer Jr. and Brenda J. Farmer
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02775

NOTICE is hereby given this 7th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$107,925.40. The property sold herein is One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140544 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.
JAMES W ALLEN
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-07099

NOTICE is hereby given this 7th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 78,559.20. The property sold herein is One 1,029,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140547 (10-21,10-28,11-4)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.
Sheri C. Askew and Gloria C Askew and Teri Askew-Miller
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02774

NOTICE is hereby given this 7th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,374.96. The property sold herein is One 287,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140545 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq.,
Assignee,
Plaintiff
v.
Aaron V. Leathers and Melissa Hand Leathers
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02773

NOTICE is hereby given this 7th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 30,964.50. The property sold herein is One 287,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140546 (10-21,10-28,11-4)

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

**223 ZELMA AVENUE
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on February 8, 2018, in the Land Records of Prince George's County at Liber No. 40554, Folio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, 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 **NOVEMBER 9, 2021 AT 11:30 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$22,000.00 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

140512 (10-21,10-28,11-4)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**13902 GOLD BOTTOM COURT
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Amira M. Luke Aguilar, dated September 30, 2015 and recorded in Liber 37899, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$515,642.00, and an original interest rate of 4.250%, 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 **NOVEMBER 9, 2021 AT 11:30 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$51,000.00 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

140513 (10-21,10-28,11-4)

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 # 18-601959)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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 Swanee, 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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**2213 FOREST GLADE LANE
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Kalik A Housen, dated September 21, 2016, and recorded in Liber 38730 at folio 292 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

**NOVEMBER 2, 2021
AT 9:34 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 \$24,000,000.00 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 # 18-602115)

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

140477 (10-14,10-21,10-28)

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

**7506 WELLESLEY DR.
COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust dated January 3, 2006, recorded in Liber 23972, Folio 451 among the Land Records of Prince George's County, MD, with an original principal balance of \$310,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 9, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$34,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 347767-1)

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

140548 (10-21,10-28,11-4)

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

**1001 CHILLUM RD., UNIT #108
HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated November 15, 2006, recorded in Liber 28235, Folio 107 among the Land Records of Prince George's County, MD, with an original principal balance of \$167,120.00, 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

NOVEMBER 9, 2021 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 108, of Land Unit 1, in a Horizontal Condominium Regime entitled The Fairmont 1001 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 343142-1)

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

140549 (10-21,10-28,11-4)

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

**13705 CLEMERRA WAY
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated April 22, 2015, recorded in Liber 37033, Folio 558 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

NOVEMBER 9, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$39,000 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. 340133-1)

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

140550 (10-21,10-28,11-4)

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

**1122 DRUM AVE.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 25, 2008, recorded in Liber 29675, Folio 35 among the Land Records of Prince George's County, MD, with an original principal balance of \$136,500.00, 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 11:06 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 \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 336466-1)

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

140432 (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

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

Under a power of sale contained in a certain Deed of Trust dated August 21, 2006, recorded in Liber 25972, Folio 750 among the Land Records of Prince George's County, MD, with an original principal balance of \$607,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 26, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$82,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 75958-1)

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

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

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

140433 (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

**10303 TWIN KNOLL WAY
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated July 20, 2005, recorded in Liber 22962, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$359,000.00, 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

NOVEMBER 2, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$28,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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. 345777-1)

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

140459 (10-14,10-21,10-28)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
5400 SAN JUAN DRIVE, CLINTON, MD 20735**

By virtue of the power and authority contained in a Deed of Trust from ANDRE D. TUCKER, dated January 19, 2012 and recorded in Liber 33277 at Folio 209 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, NOVEMBER 10, 2021
AT 12:00 P.M.**

all that property described in said Deed of Trust as follows:

ALL THAT PROPERTY SITUATE IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, DESCRIBED AS: LOT NUMBERED SIX (6) IN BLOCK LETTERED "G" IN THE SUBDIVISION KNOWN AS "EIGHTH ADDITION TO CHRIS-MAR MANOR", AS PER PLAT THEREOF RECORDED AMONG THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK W.W.W. 70 AT FOLIO 89, AND LOCATED IN THE 9TH DISTRICT.

Premises Being Known As: 5400 San Juan Drive, Clinton, Maryland 20735

Tax ID No. 0869289

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116**

140508 (10-21,10-28,11-4)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
3203 STONESBORO ROAD
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards aka Ranjit Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 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 # 2012-42372)

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

140473 (10-14,10-21,10-28)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
7400 JAFFREY RD, FT WASHINGTON, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from KIMBERLY WHITAKER AKA KIMBERLY DIONE HILLIARD dated June 5, 2009 and recorded in Liber 30724 at Folio 186 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street Entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland, Maryland on

**WEDNESDAY, NOVEMBER 10, 2021
AT 12:05 P.M.**

all that property described in said Deed of Trust as follows:

Lot Numbered Thirteen (13) in Block Lettered "E" in a subdivision known as "Squires Wood" as per plat thereof recorded in Plat Book NLP 107 at Plat 19 among the Land Records of Prince George's County, Maryland. Being in the 12th Election District.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116**

140509 (10-21,10-28,11-4)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
7750 BURNSIDE ROAD
LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester Meekins, dated November 20, 2017, and recorded in Liber 40395 at folio 8 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021
AT 9:32 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 \$20,000.00 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 # 18-603131)

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

140475 (10-14,10-21,10-28)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 26, 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 26, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-085-2021 - A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving a multi-year funding agreement (the "Funding Agreement") to secure the obligations related to the special obligation refunding bonds (the "Bonds") issued pursuant to CB-XXX-2021 (the "Refunding Act") in connection with the National Harbor Project, but only to the extent amounts in the Tax Increment Fund and Special Taxing District Fund (as such terms are defined in the Refunding Act) are not sufficient to meet all the obligations related to the Bonds as described in the Refunding Act.

CR-099-2021 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the Villas at Langley project, an eligible activity not originally funded, the amount of One million, two hundred eighty-six thousand, five hundred sixty dollars (\$1,286,560) in Housing Investment Trust Fund ("HITF") Program funds for gap financing of preservation of affordable housing.

CR-103-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development in order to allow for change in the use of Community Development Block Grant ("CDBG") Program funds, in the amount of Two hundred fifty thousand, Two hundred eighty-eight dollars (\$250,288) from existing activities to other existing eligible activities; by adding eligible CDBG Program activities not originally funded or described in the FY 2022 Annual Action Plan; and by changing the description of a CDBG Program activity originally described in the FY 2022 Annual Action Plan.

CR-104-2021 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2020 Annual Action Plan for Housing and Community Development in order to allow for change in the use of Emergency Solutions Grants COVID-19 ("ESG-CV") Program funds, in the amount of Three million, Four hundred thousand, Eight hundred ten dollars (\$3,400,810) from existing activities to an existing eligible activity.

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 form, 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

140498 (10-14,10-21)

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
1710 MYSTIC AVENUE
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Sharon Y. Smith aka Sharon Yvette Smith, dated August 14, 2006, and recorded in Liber 25958 at folio 150 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**NOVEMBER 2, 2021
AT 9:33 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 \$17,000.00 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 # 19-603130)

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

140476 (10-14,10-21,10-28)

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)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLOSSIE BELL KIRKWOOD

Notice is given that Gwendolyn O White, whose address is 5714 Alan Drive, Clinton, MD 20735, was on October 12, 2021 appointed Personal Representative of the estate of Flossie Bell Kirkwood who died on September 29, 2021 with a will.

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

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

GWENDOLYN O WHITE
Personal Representative

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

Estate No. 122552
140566 (10-21,10-28,11-4)

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**

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

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

140434 (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**

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)

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

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 11/05/2021. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9752
2007 CHEVROLET AVALANCHE
VIN#3GNEC12087G304691
POOLESVILLE AUTO BODY
19920 FISHER AVE
POOLESVILLE

LOT#9794
2012 NISSAN MAXIMA
VIN#1N4AA5AP8CC829286
FITZGERALD AUTO MALL
34 HUDSON ST
ANNAPOLIS

LOT#9838
1983 PROUT SNOWGOOSE 37 FT BOAT
VESSEL # 904380
BOAT NAME: MARY LOU TOO
HERRINGTON HARBOUR NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#9841
2014 KIA FORTE
VIN# KNAFK4A6E5135021
DARCARS KIA
4700 BRANCH AVE
TEMPLE HILLS

LOT#9842
2008 THOMAS SCHOOL BUS
VIN# 4UZABRDJ58CZ63973
CARIBBEAN COACH LLC
8815 E FORT FOOTE TERR
FORT WASHINGTON

LOT#9844
2002 LINCOLN LS
VIN#1LNHM87A22Y639128
EAST WEST LINCOLN MERCURY
7591 ANNAPOLIS RD
LANDOVER HILLS

LOT#9845
2004 THOR QUANTUM
VIN#1EA1F302642809120
QUEENSTOWN MOTOR CO INC
9523 BALTIMORE BLVD
COLLEGE PARK

LOT#9846
2008 JEEP WRANGLER
VIN#1J4GA39138L557692
POOLESVILLE HARDWARE
19961 FISHER AVE
POOLESVILLE

LOT#9848
2001 HARLEY DAVIDSON FLHT

VIN#1HD1DDV171Y622761
KURTZ'S AUTO REPAIR
27725 THREE NOTCH RD
MECHANICSVILLE

LOT#9849
1950 JEEP WILLY WAGON
VIN#451-FA1 20548
KURTZ'S AUTO REPAIR
27725 THREE NOTCH RD
MECHANICSVILLE

LOT#9850
2011 TOYOTA FORE RUNNER
VIN#JTJEBU5JR6B5043542
J&M AUTO REPAIR
16840 #B&C OAKMONT AVE
GAITHERSBURG

LOT#9853
2010 KAWASAKI NINJA 250
VIN#JKAEXMJ16ADA66205
USED BIKE EMPOURIUM
7503 OLD TELEGRAPH RD
HANOVER

LOT#9854
1998 HARLEY DAVIDSON
VIN#1HD1BML14WY050905
USED BIKE EMPOURIUM
7503 OLD TELEGRAPH RD
HANOVER

LOT#9856
2010 INFINITI G 37
VIN#JN1CV6FE3AM350529
GTS TOWING
6412 LOCHRIVEN BLVD
BALTIMORE

LOT#9858
2017 HYUNDAI ACCENT
VIN#KMHCT4AEXHU173207
SUDDEN IMPACT COLLISION NORTH
1126 CRAIN HWY N
GLEN BURNIE

LOT#9859
2019 KAWASKI NINJA ZX6R
VIN#JKBZJH12KA001496
SUDDEN IMPACT COLLISION NORTH
1126 CRAIN HWY N
GLEN BURNIE

LOT#9860
2008 BMW 335 I
VIN#WBAWL735X8PX43685
SUDDEN IMPACT SOUTH
1102 S. CRAIN HWY
GLEN BURNIE

LOT#9960
2013 FORD
VIN# 3FA6P0H7XDR240191
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

**TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer Reserves the right
to post a minimum bid.**
Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

140591 (10-21,10-28)

LEGALS

**NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, October 26, 2021
Time: 10:00AM

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

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

The purpose of this Substantial Amendment to the FY 2020 Annual Action Plan is to allow for change in the use of Emergency Solutions Grants COVID-19 ("ESG-CV") Program funds, in the amount of Three million, Four hundred thousand, Eight hundred ten dollars (\$3,400,810) from existing activities to an existing eligible activity in order to assist in the prevention, preparation for and response to the coronavirus crisis.

Proposed ESG-CV – funded projects:

• Emergency Shelter	\$3,400,810.00
Total:	\$3,400,810.00

A copy of the Substantial Amendment to the FY 2020 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

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

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: October 21, 2021

140574 (10-21)

ADVERTISE HERE
Call 301-627-0900 Today!

LEGALS

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, OCTOBER 4, 2021**

CHARTER AMENDMENT RESOLUTION NUMBER CA-22-03 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-06 OF THE CITY COUNCIL ON DECEMBER 7, 2020. A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 10 (2020 Replacement Edition and October 2020 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department
6011 Addison Rd.
Seat Pleasant, MD 20743

140505 (10-14,10-21,10-28,11-4)

LEGALS

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, OCTOBER 4, 2021**

CHARTER AMENDMENT RESOLUTION NUMBER CA-22-04 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-08 OF THE CITY COUNCIL ON MAY 3, 2021. A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 11 (2021 Replacement Edition and March 2021 Supplement) for purpose of amending certain sections of the City Charter and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department
6011 Addison Rd.
Seat Pleasant, MD 20743

140506 (10-14,10-21,10-28,11-4)

LEGALS

Gretchyn G. Meinken
616 N Washington Street
Alexandria, VA 22314
703-836-9030

OLUFUNMILOLA A AKINTAN ESQ.
8204 Tyson Road
Ellicott City, MD 21043
240-271-0148

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

STEVEN M SINDLER
1130 Annapolis Road #101
Odenton, MD 21113
410-551-9323

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES WILLIAM ROSE

Notice is given that Sheree Stahl, whose address is 5363 Wade Lane, Woodbridge, VA 22191, was on October 1, 2021 appointed Personal Representative of the estate of James William Rose who died on March 3, 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 1st day of April, 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.

SHEREE STAHL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122166
140484 (10-14,10-21,10-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARUNIA GEORGE

Notice is given that Amara George, whose address is 7810 Contee Road, Laurel, MD 20707, was on October 4, 2021 appointed Personal Representative of the estate of Arunia George, who died on April 4, 2012 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 4th day of April, 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.

AMARA GEORGE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 90588
140485 (10-14,10-21,10-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILBERT E DURRETT

Notice is given that Brenda M Durrett, whose address is 9104 Edmonston Court #302, Greenbelt, MD 20770, was on October 5, 2021 appointed Personal Representative of the estate of Wilbert E Durrett, who died on July 10, 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 5th day of April, 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.

BRENDA M DURRETT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122313
140486 (10-14,10-21,10-28)

LEGALS

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

**1001 HILLUM ROAD APT 112
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Claudius A. George, dated August 27, 2012, and recorded in Liber 33970 at folio 509 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

NOVEMBER 2, 2021

AT 9:35 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 # 18-601298)

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

140478 (10-14,10-21,10-28)

LEGALS

NOTICE

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

v.
Lyle Green
9946 Royal Commerce Place
Upper Marlboro, MD 20774
Defendant

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

Notice is hereby given this 13th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made T. Davis, Substitute Trustees, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of November, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$329,000.00. The property sold herein is known as 9946 Royal Commerce Place, Upper Marlboro, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140560 (10-21,10-28,11-4)

NOTICE

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

v.
Peter Bamigbade
Defendant

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

CIVIL NO. CAEF 19-22523

ORDERED, this 13th day of October, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1737 Village Green Drive, Landover, Maryland 20785 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th 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 15th day of November, 2021, next.

The report states the amount of sale to be \$96,700.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
140561 (10-21,10-28,11-4)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, OCTOBER 4, 2021**

CHARTER AMENDMENT RESOLUTION NUMBER CA-22-01 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-20-02 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON MARCH 30, 2020. A CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Municipal Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 8, 2020 Replacement Edition and January 2018 Supplement) for the purposes of creating a New section Article XVI of the City Charter titled State of Emergency. Declaring a Local State of Emergency provides local governments with the powers necessary to coordinate and implement plans aimed at protecting people and property during a disaster. For example, A declaration of emergency is necessary to secure mutual disaster aid from Local, State and Federal Agencies. A declaration of emergency also permits a local governing body to promulgate orders and regulations necessary for the protection of life and property, such as imposing a curfew and ordering the demolition of unsafe structures. Furthermore, declaring a local state of emergency ensures that the local government and its officials and employees are immune from liability when exercising their official duties during an emergency. The Charter Amendment Resolution shall be deemed a fair summary; and generally relating to the governance of the City of Seat Pleasant.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department
6011 Addison Rd.
Seat Pleasant, MD 20743

140504 (10-14,10-21,10-28,11-4)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, OCTOBER 4, 2021**

CHARTER AMENDMENT RESOLUTION NUMBER CA-22-02 RE-ENACTMENT OF CHARTER AMENDMENT RESOLUTION CA-21-05 OF THE CITY COUNCIL OF SEAT PLEASANT APPROVED BY THE CITY COUNCIL ON OCTOBER 19, 2020. A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE CITY OF SEAT PLEASANT, passed pursuant to the authority of Article XI-E of the Constitution of Maryland and §§ 4-302(1) and 4-304 of the Local Government Article of the Maryland Annotated Code to amend the Charter of the City of Seat Pleasant (as published in Municipal Charters of Maryland, Vol. 9 (2020 Replacement Edition and October 2020 Supplement) for purpose of providing that all such officials and department and agency heads shall have the authority to accept legal documents, administer the oath to officials in the absence of the Mayor, or Clerk of Circuit of Courts of Prince George's County and providing that the title of this Charter Amendment Resolution shall be deemed a fair summary;

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on November 23, 2021, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before November 10th, 2021. The Resolution shall be posted and can be viewed in its entirety at City Hall or a designated building of the City Council (address below) through at least November 23rd, 2021.

Copies of this legislation are also available from the Office of the City Clerk by request, and posted at:

Seat Pleasant Police Department
6011 Addison Rd.
Seat Pleasant, MD 20743

140507 (10-14,10-21,10-28,11-4)

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

v.
Scaffold F Forte
Defendant

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

CIVIL NO. CAEF 20-19232

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

v.
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

v.
Estate of Jeffry M. Banes and
Leeann Banes
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

v.
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 Pembereil 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

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)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 2, 2021

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

10:00 A.M.

Notice is hereby given that on Tuesday, November 2, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CB-16-2021 (DR-2) - AN ORDINANCE CONCERNING ZONING - ADMINISTRATION - APPEALS AND VARIANCES-CRITERIA for the purpose of amending the criteria in the Zoning Ordinance for granting zoning appeals involving variances.

CB-48-2021 (DR-2) - AN ORDINANCE CONCERNING GAS STATIONS - SPECIAL EXCEPTION REQUIREMENTS-ELECTRIC VEHICLE CHARGING STATIONS AND DISTANCE REQUIREMENTS for the purpose of amending the definition of Gas station uses in the Zoning Ordinance, requiring that Special Exceptions and Detailed Site Plans approved for Gas station uses include a minimum distance from structures used as a residence, and adding a requirement that the Gas station provide at least two (2) Level 3 or DC fast charger electric vehicle charging stations.

CR-53-2021 (DR-2) - AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING-REQUIREMENTS - M-X-T ZONE for the purpose of providing a maximum parking regulation for development of property in the M-X-T (Mixed Use - Transportation-Oriented) Zone of Prince George's County.

CB-54-2021 (DR-2) - AN ORDINANCE CONCERNING DIGITAL BILLBOARDS for the purpose of amending the requirements of a Digital Billboard to include notice requirements for adjoining properties, municipalities, and all associations registered with the commission for the area which includes the property, and extending the deadline for the certification of outdoor advertising signs.

CB-56-2021 (DR-2) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT SUBPOENA POWER for the purpose of establishing additional enforcement methods to effectuate service of subpoenas by the Prince George's County Department of Permitting, Inspections and Enforcement.

CB-57-2021 - AN ACT CONCERNING PERSONNEL LAW for the purpose of amending certain provisions of the Personnel Law to align with new administrative procedures relating to performance management.

CB-58-2021 - AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2022.

CB-62-2021 - AN ACT CONCERNING THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS for the purpose of providing that special obligation bonds may be issued from time to time under the provisions of this Act, Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Act"), Section 10-269 of the Prince George's County Code, as amended and Section 21-501 through Section 21-523 of the Local Government Article of the Annotated Code of Maryland, as amended (collectively, the "Special Taxing District Act") and CR-25-2004 of the County Council of Prince George's County, Maryland (the "Formation Resolution") in an amount not to exceed the aggregate principal amount of Fifty Million Dollars (\$50,000,000) in order for the County to refund the outstanding aggregate principal amount of Prince George's County, Maryland Special Obligation Bonds (National Harbor Project) Series 2004 (the "2004 Bonds"); making certain findings and . . .

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

140569 (10-21,10-28)

LEGALS

**TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
21-O-04**

On October 4, 2021, the Common Council adopted, and on October 8, 2021 the Mayor signed, Legislative Resolution 21-O-04, which amends Chapter 7 "Public Health and Sanitation", by repealing and re-enacting §7-104, "Noise", of the Code of Ordinances of the Town of University Park to prohibit use of gas-powered leaf blowers by January 1, 2024.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until October 18, 2021. The ordinance will take effect on October 28, 2021, unless petitioned to referendum in a manner prescribed by law

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

Suellen M. Ferguson, Esq.
Town Attorney

140559 (10-21)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JOHN FRANCIS MCQUIRE
Estate No.: 119690

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Sean McQuire and Toby Byrd for judicial probate of the will dated 12/03/2020 and for the appointment of a personal representative. A VIRTUAL hearing will be held November 17, 2021 at 11:00 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

***THE VIRTUAL PRESENCE OF NANCY ELIZABETH WOOD IS REQUIRED AT THIS HEARING.**

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

140562 (10-21,10-28)

LEGALS

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

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

1906 WHISTLING DUCK DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Laura E Cutrer, dated June 25, 2010, and recorded in Liber 31856 at folio 588 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

NOVEMBER 9, 2021
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$31,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 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 # 2013-35297)

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

140510 (10-21,10-28,11-4)

**NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, October 26, 2021
Time: 10:00AM

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

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

The purpose of these Substantial Amendments to the FY 2022 Annual Action Plan is to include new Community Development Block Grant ("CDBG") Program activities for Program Year (PY) 47 as identified below:

Proposed CDBG - funded projects:

• Affordable Housing	\$210,426.00
• Economic Development	\$ 39,862.00
Total:	\$250,288.00

Additionally, DHCD seeks to restructure one (1) existing CDBG Program activity from the FY 2021 Annual Action Plan as a result of a change in the location and description of the activities. The activity is identified below:

Existing CDBG-funded Project(s) for Restructuring:

- Town of Riverdale Park

Copies of the Substantial Amendments are available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

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

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us. Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: October 21, 2021

140572 (10-21)

NOTICE

IN THE MATTER OF:
BARON BUXTON

FOR THE CHANGE OF
NAME TO:
BARRON NII ANSAH BUXTON

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11916

A petition has been filed to change the name of BARON BUXTON to BARRON NII ANSAH BUXTON.

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

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

140551 (10-21)

NOTICE

IN THE MATTER OF:
Rose Marie McDaniel

FOR THE CHANGE OF
NAME TO:
Rose Marie Toler

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11794

A petition has been filed to change the name of (Minor Child(ren)) Rose Marie McDaniel to Rose Marie Toler.

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

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

140552 (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**

6804 LONDON COURT
GREENBELT, MARYLAND 20770

By virtue of the power and authority contained in a Deed of Trust from William L. Smith and Selena J. Smith, dated June 14, 2004, and recorded in Liber 20316 at folio 600 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

NOVEMBER 9, 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 \$28,000.00 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 6.175% 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 # 17-601677)

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

140511 (10-21,10-28,11-4)

**NOTICE OF PUBLIC HEARING
ON THE
DRAFT FISCAL YEAR (FY) 2021-2025
SECTION 3 ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT**

Date: Thursday, October 28, 2021
Time: 5:00PM

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

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

The Prince George's County Section 3 Action Plan is developed to ensure that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) financial assistance shall, "to the greatest extent feasible," and consistent with existing federal, state, and local laws and regulations, be directed to low- and very low-income persons living in Prince George's County.

The Section 3 Action Plan addresses policies and procedures for HUD covered activities including: programs with multiple contracts; contracts which include HUD funding for public or residential construction projects; professional service activities generated by construction, such as roads, sewers, sidewalks, and community centers.

Section 3 requirements apply to HUD grantees, contractors and subcontractors performing work in connection with projects funded by federal housing and community development assistance covered by Section 3. The enactment of a Section 3 Action Plan is not requirement of Section 3; however, it is a tool to assist jurisdictions in facilitating its implementation.

A copy of the Draft FY 2021-2025 Section 3 Action Plan is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternately, the Draft Section 3 Action Plan can be mailed, upon request, by contacting Ms. Shirley E. Grant via email at segrant@co.pg.md.us.

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

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774 or via email to Shirley Grant, SEGrant@co.pg.md.us. Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: October 21, 2021

140573 (10-21)

NOTICE

IN THE MATTER OF:
Tosha Denise Edwards

FOR THE CHANGE OF
NAME TO:
Aaisha Denise Hunnie Willis

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11791

A petition has been filed to change the name of Tosha Denise Edwards to Aaisha Denise Hunnie Willis.

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

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

140553 (10-21)

NOTICE

IN THE MATTER OF:
Antonia Lamont Williams

FOR THE CHANGE OF
NAME TO:
Antoine Lamont Williams

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-11789

A petition has been filed to change the name of Antonia Lamont Williams to Antoine Lamont Williams.

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

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

140554 (10-21)

LEGALS

NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION (2021)

For the annexation of certain properties consisting of two separate annexation areas located west and east of the present corporate limits of the Town of Upper Marlboro including an area to be known as the "2nd Annexation Area" since incorporation which includes the Maryland Route 4 right-of-way and lands east to the existing corporate limits in the vicinity of the Show Place Arena and all parcels or lots located north of said MD 4 and east of Ritchie Marlboro road lying south of the Federal Spring Branch of the Patuxent River and abutting the Town, and the area to be known as the "3rd Annexation Area" since incorporation which includes the Maryland Route 725 right-of-way proceeding east to the US-301 right of way, and the Maryland Route 202 right-of-way proceeding north to the Wurtz and Weeks Tract Re-subdivision near Perseus way (undeveloped) and Largo Road (MD 202) as more particularly described in Annexation Resolution 01-2021 and the Map of said Second and Third Annexations attached hereto.

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on October 12th, 2021 Annexation Resolution No. 01-2021 (the "Resolution") known as the 2nd and 3rd Annexations (2021) was introduced and read at a regular/special meeting of the Board of Commissioners of the Town of Upper Marlboro (the "Board") proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

The Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below in Section 2 of Annexation Resolution 01-2021 (new §82-2(c) of the Town Charter) as the Second Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled "Map of the First Annexation of the Town of Upper Marlboro, Prince George's County, Maryland, 1" = 300', August 2021" prepared by Charles P. Johnson and Associates, Inc., and certified by Steven William Jones, Professional Land Surveyor, which is attached thereto as Exhibit A, and the Annexation Property is further shown on the Prince George's County Tax Maps and described above as all or a portion of certain parcels or lots in the aforementioned Second (2nd) Annexation Area located to the west and south of the Town (Tax Map 101 - Parcel 286 (Tax ID # 0227082), Parcel 43 (Tax ID # 0235259), Lot 1 Eq. 2.9018 AC. (Tax ID # 0202317), Lot 1 Eq. 1.6155 (Tax ID # 0235267), Parcel 136 (Tax ID # 0192344), Parcel 130 (Tax ID # 0204818), a portion of right-of-way of Ritchie Marlboro Road (CO Rte. No. 974), a portion of right-of-way of MD 4 (Pennsylvania Avenue), a portion of right of way of Old Crain Highway (CO Rte. No. 1212), Parcel 116 (Tax ID # 0235382), all or a portion of right-of-way of Old Croom Road (Unimproved), Parcel 228 (Tax ID # 0235358), Parcel 197 (Tax ID # 0235176), Parcel 194 (Tax ID # 0229088), Parcel 195 (Tax ID # 0196758), Parcel 196 (Tax ID # 0215533), Parcel 198 (Tax ID # 0248153), Parcel 199 (Tax ID # 0201194), Parcel 200 (Tax ID # 0201186), Parcel 201 (Tax ID # 0228429), Parcel 203 (Tax ID # 0198069), Parcel 204 (Tax ID # 0244020), Parcel 205 (Tax ID # 0202630), Parcel 206 (Tax ID # 0204198), Parcel 297 (Tax ID # 0200444), Parcel 219 (Tax ID # 0200444), Parcel 220 (Tax ID # 0215921), Parcel 221 (Tax ID # 0202945), Parcel 222 (Tax ID # 0199869), Parcel 207 (Tax ID # 0247866), Parcel 208 (Tax ID # 0196191), all or a portion of right-of-way of Valley Lane (CO Rte. No. 1010 & Rte. No. OP 664), Parcel 238 (Tax ID # 0246926), Parcel 266 (Tax ID # 0229856), Parcel of Unknown Ownership (S. of Parcel 218), and Parcel 218 (Tax ID # 0235416); Tax Map 102, Parcel 32 (Tax ID # 0238873), and the aforementioned "Third (3rd) Annexation Area" located east and north of the Town (Tax Map 102 - Parcel 75 (Tax ID # 0229872), Parcel 32 (Tax ID # 0238873), Parcel 70 (Tax ID # 0248161), Parcel 39 (Tax ID # 020143), Parcel 95 (Tax ID # 0240135), Parcel 1 (Tax ID # 0231308), Parcel 102 (Tax ID # 0237958); Tax Map 101 - Parcel 285 (Tax ID # 0231530); Tax Map 92 - Parcel 33 (Tax ID # 0197012), Parcel of Unknown Ownership (S. of Parcel 76), Parcel 76 (Tax ID # 0228692), PT Lot 1 EQ. 3.6142 AC. (Tax ID # 0202572), PT Lot 2 EQ. 1.5148 AC. (Tax ID # 0202564), a portion of right of way of MD 202, Parcel 45 (Tax ID # 0203166), Parcel 77 (Tax ID # 0203158), Parcel A (Tax ID # 5510858), Outparcel D (Tax ID # 3152634), all or a portion of right of way of Tranrail Drive (Unimproved), Outparcel B (Tax ID # 31552618), a portion of right of way of Celestial Court (Private), Lot 13 (Tax ID # 3746641), Lot 12 (Tax ID # 3746633), Lot 14 (Tax ID # 3746658), Lot 11 (Tax ID # 3746625), Lot 15 (Tax ID # 3746666), Lot 10 (Tax ID # 3746617), Lot 16 (Tax ID # 3746674), Lot 9 (Tax ID # 3746609), Parcel A (Tax ID # 3746526), all or a portion of right of way of Perseus Court (Unimproved), a portion of right of way of Dustream Terrace (Unimproved), Lot 8 (Tax ID # 3746591), Lot 2 (Tax ID # 3746534), Lot 7 (Tax ID # 3746583), Lot 3 (Tax ID # 3746542), Lot 4 (Tax ID # 3746559), Lot 5 (Tax ID # 3746567), Lot 6 (Tax ID # 3746575), Lot 7 (Tax ID # 3746583), Outparcel E (Tax ID # 3152642), Outparcel C (Tax ID # 3152626), Outparcel A (Tax ID # 3152600); Tax Map 102 - Parcel 39 (Tax ID # 0240143), Parcel 43 (Tax ID # 0201053), Parcel of Unknown Ownership (E. of Parcel 43), Parcel 37 (Tax ID # 0192179), Parcel 79 (Tax ID # 0229484), Parcel 72 (Tax ID # 0205344), Parcel 32 (Tax ID # 0238873), Parcel 78 (Tax ID # 0229443), Parcel 6 (Tax ID # 0205351), Parcel 77 (Tax ID # 0229435), Parcel 110 (Tax ID # 0228262), Parcel 40 (Tax ID # 0204156), Parcel 41 (Tax ID # 0227199), Parcel 100 (Tax ID # 0228387), Parcel 101 (Tax ID # 0203422); Tax Map 93 - Parcel 22 (Tax ID # 0237974); Tax Map 102 - Parcel 50 (Tax ID # 0237974); Tax Map 93 - Parcel 65 (Tax ID # 0238584), Parcel 23 (Tax ID # 0219774), Parcel 64 (Tax ID # 0198283), Parcel 67 (Tax ID # 0197343), Lot 2-A (Tax ID # 5606615), Lot 2-B (Tax ID # 5606626), Parcel 51 (Tax ID # 0797640), Parcel 25 (Tax ID # 0229641), Parcel 24 (Tax ID # 0229633), Lot 1 (Tax ID # 3568193), Lot 2 (Tax ID # 291743), Lot 1 (Tax ID # 2917235); Tax Map 102 - Parcel 2 (Tax ID # 0235044), Parcel 4 (Tax ID # 0231506), Parcel 77 (Tax ID # 0229435); Tax Map 93 - Parcel 14 (Tax ID # 0229427); Tax Map 102 - Parcel 3 (Tax ID # 0231514), Parcel 44 (Tax ID # 0230193); Tax Map 93 - Parcel 17 (Tax ID # 0231621), all or a portion of right of way of Buck Lane (CO Rte. No. 5181 & OP Rte. No. 142), Parcel 16 (Tax ID # 0215715); Tax Map 102 - Parcel 122 (Tax ID # 5570908), Parcel 107 (Tax ID # 2812089); Tax Map 93 - Parcel 99 (Tax ID # 0196824), Parcel 203 (Tax ID # 3156593), Parcel 21 (Tax ID # 0228940), Parcel of Unknown Ownership (W. of Parcel 21), Parcel 83 (Tax ID # 0196915), Parcel 192 (Tax ID # 0228080), Parcel 9 (Tax ID # 0197681), all or a portion of right of way of Peerless Avenue (Private), Parcel 160 (Tax ID # 0248948), Parcel 120 (Tax ID # 0239616), Parcel 121 (Tax ID # 022741), Parcel of Unknown Ownership (E. of Parcel 121), Parcel 18 (Tax ID # 0247056), Parcel 122 (Tax ID # 0247064), Parcel 123 (Tax ID # 0247486), Parcel 124 (Tax ID # 0197186), Parcel 20 (Tax ID # 0197699), Parcel 119 (Tax ID # 0204735), Parcel 118 (Tax ID # 0198143), Parcel 117 (Tax ID # 0205153), Parcel 115 (Tax ID # 0244046), Parcel A (Tax ID # 0237909), Parcel 114 (Tax ID # 0244038), Parcel 113 (Tax ID # 0229526), Parcel 96 (Tax ID # 0204065), Parcel 112 (Tax ID # 0203000), Parcel 30 (Tax ID # 0202994), Parcel 110 (Tax ID # 0247031), Parcel 111 (Tax ID # 0202986), Parcel 109 (Tax ID # 0228106), Parcel 108 (Tax ID # 0198150), Parcel 146 (Tax ID # 0228916), Parcel 107 (Tax ID # 0198168), Parcel 106 (Tax ID # 0215053), Parcel 104 (Tax ID # 0231159), Parcel 103 (Tax ID # 0248898), Parcel 102 (Tax ID # 0205146), Parcel 101 (Tax ID # 0238337), Parcel 69 (Tax ID # 0246199), Lots 1 & 2 (Tax ID # 0215061), Lot 17 (Tax ID # 0200832), a portion of right-of-way of Robert Crain Highway (US 301), all or a portion of right-of-way of Peerless Avenue (OP Rte. No. 4261), Outparcel 1 (Tax ID # 0237982), and Parcel 1 (Tax ID # 0197269), as more fully described in Annexation Resolution 01-2021 and the Map of said Second and Third Annexations attached to the Annexation Plan and Annexation Resolution 01-2021.

The Resolution was initiated by the Board pursuant to §4-403 of the LG Art. of Md. Ann. Code.

NOTICE is further hereby given by the Board of Commissioners that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

November 30, 2021

at 6:00 P.M.

**in the Upper Marlboro Town Hall, 14211 School Lane,
Upper Marlboro, Maryland**

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. Except for certain properties that may be subject to an annexation agreement, the owners of assessable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all real property located within the Annexation Property appears to be either tax exempt, publicly owned or privately owned, and thereby will be or may in the immediate future be subject to the municipal tax on real property.

LEGALS

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after October 21st, 2021.

Notice is further hereby given by the Board that following such public hearing, the Board is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the Map of the First Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein including but not limited to Annexation Resolution 01-2021 and the applicable Annexation Plan and Map for an accurate and more detailed description of the annexation property.

By Authority of:
The Town of Upper Marlboro, Maryland
Linda Pennoyer, Mayor/President

140558 (10-21,10-28,11-4,11-11)

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

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

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

You must reclaim these vehicles by: 11 / 02 / 2021

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

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

2006 FORD	FUSION	MD	9CY6800	3FAFP08Z56R112638
1993 BMW	325IS			WBABF3319PEF41509
2015 CHEVROLET	CAMARO			2G1FD1E34F9152037
1998 CHEVROLET	G3500	SD	1BG855	1GBJG31R6W1022252

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

2015 KAUFFMAN	GOOSENECK	MD	115515X	5VGFL433XEL002697
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JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2000 CHEVROLET	MONTE CARLO	VA	UTV9427	2G1WX12K5Y9235109
2006 CHEVROLET	EXPRESS	MD	4DL0472	1GCFG15X961116933
2001 LINCOLN	CONTINENTAL	MD	1AER81	1LNHM97V81Y704667

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

1996 CHEVROLET	CAPRICE	NC	HAW8898	1G1BL52P3TR139183
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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)

LEGALS

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)

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 / 28 / 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

2003 HONDA	ACCORD	MD	1DL1574	1HGCM56323A051497
2002 GMC	ENVOY	DE	XX900161	1GKDT13S221121337

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

2002 FORD	F-150	MD	5DJ0496	1FTRX18WX2NB03840
2004 BMW	X5	VA	USC1676	5UXFA13504U20350
2002 NISSAN	ALTIMA	MD	T0243956	1N4AL1HD92C284500
2008 DODGE	AVENGER	MD	9DP3771	1B3LC56KX8N159246
2005 NISSAN	ALTIMA	MD	8DK3272	1N4AL11DX5C345650
2008 NISSAN	ALTIMA	VA	VVW3642	1N4AL21E58N475438
2007 VOLKSWAGEN	JETTA	MD	4EF5169	3VWVEG71K37M165085
2002 GMC	ENVOY	VA	UNH7035	1GKDT13S32305712

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

2005 NISSAN	XTERRA	MD	53131B	5N1AN08W25C615343
2006 MAZDA	6	VA	USL8123	JM1BK32F861457776
2009 FORD	E-250	MD	8BF0309	1FTNE24L69DA49409

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

1993 IZUZU	NPR	PA	YHM8402	JALB4B1K6P7011271
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140570 (10-21)

LEGALS

City of New Carrollton

PUBLIC HEARING NOTICE (VIRTUAL)

The City of New Carrollton Board of Zoning & Appeals has scheduled a Virtual Public Hearing on Friday, October 29, 2021 AT 12:00 P.M., <https://us06web.zoom.us/j/85948887093>

Meeting ID: 859 4888 7093 **Mobile:** 301 715 8592 to hear an appeal from Jose Y Moya, 6413 85th Place, from the strict interpretation of the Prince George's County Zoning Ordinance in order to construct a garage on their dwelling. The garage will require a side yard setback from the property line of eight (8) feet whereas only two (2) feet is available. Thus a variance of six (6) feet will be required in order for the garage to be constructed. For further information regarding the variance hearing please visit the City website www.newcarrolltonmd.gov. Or contact the City of New Carrollton Staff Liaison Colleen Ferguson, 301-459-3771 or cferguson@newcarrolltonmd.gov

Zoning & Appeals Board
City of New Carrollton

140571 (10-21)

LEGALS

COUNTY COUNCIL HEARING

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

THURSDAY, OCTOBER 28, 2021

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

5:00 P.M.

Notice is hereby given that on Thursday, October 28, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-097-2021 - A RESOLUTION CONCERNING HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN: FISCAL YEAR ("FY") 2021-2025 AND ANNUAL ACTION PLAN: FY 2022 for the purpose of amending the Prince George's County Fiscal Year ("FY") 2021-2025 Consolidated Plan for Housing and Community Development and the Prince George's County FY 2022 Annual Action Plan for Housing and Community Development by including the FY 2021-2025 Section 3 Action Plan.

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

ATTES:
Donna J. Brown
Clerk of the Council

140499 (10-14,10-21)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard, Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or November 15, 2021 unless otherwise noted in the Public Notice.

Prince George's County

202161358/21-NT-0443: GILBANE DEVELOPMENT COMPANY, 1100 Glebe Road #1000, Arlington, Virginia 22201, Attn: Matthew Michetti, has applied to construct a five story, multifamily residential building with an internal parking garage as part of a multi-phase mixed use development. The site is part of the Transit District Overlay zone and incorporates the existing West Hyattsville Metro Station. The project will permanently impact 2.55 acres of the 100-year floodplain. The project will temporarily impact 2.18 acres of the 100-year floodplain. The project is proposed on Northwest Branch Anacostia River (Use I). The project location is 2700 Hamilton Street Hyattsville, MD 20782 in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by November 15, 2021 to the Maryland Department of the Environment, Attn: Ryan Din, 1800 Washington Boulevard, Baltimore, MD 21230 or at ryan.din@maryland.gov or 443-386-5226. A Water Quality Certification may be required from the Department of the Environment for this project. This certification is required under Section 401 of the Clean Water Act. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

140568 (10-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BARBARA STOKES AKA: BARBARA ANN STOKES**

Notice is given that Yolanda E Stokes, whose address is 6237 Robin Hill Road, Gwynn Oak, MD 21207, was on October 15, 2021 appointed Personal Representative of the estate of Barbara Stokes who died on September 12, 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 15th day of April, 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.

YOLANDA E STOKES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122494
140565 (10-21,10-28,11-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **FLOSSIE BELL KIRKWOOD**

Notice is given that Gwendolyn O White, whose address is 5714 Alan Drive, Clinton, MD 20735, was on October 12, 2021 appointed Personal Representative of the estate of Flossie Bell Kirkwood who died on September 29, 2021 with a will.

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

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

GWENDOLYN O WHITE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122552
140566 (10-21,10-28,11-4)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WALTER JAKOBOWSKI**

Notice is given that Maria J. Jakobowski, whose address is 1274 Battery Avenue, Baltimore, MD 21230, was on September 9, 2021 appointed Personal Representative of the estate of Walter Jakobowski who died on February 1, 2021 with a will.

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

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

MARIA J. JAKOBOWSKI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 121859
140564 (10-21,10-28,11-4)

NOTICE

IN THE MATTER OF:
Diana Fernanda Ramirez Linares

FOR THE CHANGE OF NAME TO:
Diana Maritza Bonilla Ramirez

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-11635

A petition has been filed to change the name of (Minor Child(ren)) Diana Fernanda Ramirez Linares to Diana Maritza Bonilla Ramirez.

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

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
140555 (10-21)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DONOVAN ANTHONY GREEN JR**

Notice is given that Lucy Lavela, whose address is 11103 Parkmont Drive, Upper Marlboro, MD 20772, was on September 28, 2021 appointed personal representative of the small estate of Donovan Anthony Green Jr, who died on June 28, 2020 without a will.

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

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

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

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

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

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

LUCY LAVELA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122411
140563 (10-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **IRENE LOUISE RUSSELL**

Notice is given that Nicole S Jones, whose address is 9503 Caprice Court, Upper Marlboro, Maryland 20774, was on October 14, 2021 appointed Personal Representative of the estate of Irene Louise Russell who died on September 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 14th day of April, 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.

NICOLE S 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. 122568
140567 (10-21,10-28,11-4)

NOTICE

IN THE MATTER OF:
Christian Gerard Talbert

FOR THE CHANGE OF NAME TO:
Christian Gerard Walsh

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-11619

A petition has been filed to change the name of (Minor Child(ren)) Christian Gerard Talbert to Christian Gerard Walsh.

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

Mahasin El Amin
Clerk of the Circuit Court for Prince George's County, Maryland
140556 (10-21)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
LEON PRICE & ARNITA P PRICE Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02783

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,865.16. The property sold herein is One 1,001,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140514 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
SIEGFRIED BENTON & WILLIAM E HOLLEY Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02784

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 32,956.62. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140515 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
CERETA S CRICHLLOW & ALLWYN F CRICHLLOW, JR Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-02785

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 73,373.59. The property sold herein is One 738,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140516 (10-21,10-28,11-4)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
FRANCINE E WHITE Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-07095

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 8,849.36. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140517 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
SHOSHANA OLIN Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-07096

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 58,236.37. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
140518 (10-21,10-28,11-4)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff
v.
VERONICA J STEINHAUSER Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. CAEF21-07098

NOTICE is hereby given this 6th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 8th day of November, 2021; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 8th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$ 63,725.29. The property sold herein is One 554,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 6

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

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)

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

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

Plaintiffs

vs.

Estate of Yvette R. Broadus
aka Yvette R. Broadus and
Marvin S. Broadus, Sr.
aka Marvin S. Broadus
aka Marvin Broadus

Defendants

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

CIVIL NO. CAEF 20-00044

ORDERED, this 30th day of September, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8703 Craley Court, Clinton, Maryland 20735 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 \$251,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

140442 (10-7,10-14,10-21)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on November 23, 2021 and will be heard on January 25, 2022. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 83, 17 BL 84, 17 BL 85

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

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 7, 2021

140489 (10-14,10-21)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

OCTOBER 26, 2021

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

TRANSFER

Franklin De La Rosa, Authorized Person, Fanny Fernandez, Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Franklin & Fernandez Associates, LLC, *t/a Leyla's Cafe*, 5607 Sargent Road, Hyattsville, 20782 transfer from Leyla's Cafe, Inc., *t/a Leyla's Cafe*, 5607 Sargent Road, Hyattsville, 20782, Yolanda Navarrete, President/Secretary/Treasurer

Shantukumar Patel, Sole Member, for a Class A, Beer, Wine & Liquor for the use of Dev Krupa, LLC, *t/a Livingston Woods Liquors*, 7408 Livingston Road, Oxon Hill, 20745 transfer from Livingston Woods Spirits, Inc., *t/a Livingston Woods Liquors*, 7408 Livingston Road, Oxon Hill, 20745, Shamsher Shamsher, President.

Vera Nikolaeva, President/Secretary/Treasurer, for a Class A, Beer, Wine & Liquor for the use of Triangle Liquors, Inc., *t/a Drinx Market*, 1409 Ritchie Marlboro Road, Capitol Heights 20743 transfer from Triangle Liquors, Inc., *t/a Drinx Market*, 1408 Ritchie Marlboro Road, Capitol Heights, 20743, Andrey Nikolaeva, President/CEO.

NEW- DISTILLERY PERMIT

Arthur Schmidt, Co-Owner, for a Distillery Permit, for the use of Sangfried Distilling, LLC, *t/a Schmidt Spirits*, 10360 Southard Drive, Beltsville, 20705.

NEW- CLASS B(AE), BEER, WINE AND LIQUOR

Jeffery Miskiri, Owner, for a Class B(AE), Beer, Wine and Liquor for the use of Suga & Spice, LLC, *t/a Suga & Spice*, 5557 Baltimore Avenue, Suite 100, Hyattsville, 20781.

NEW- CLASS B, BEER, WINE AND LIQUOR

Robert L. Dawkins, President, Diana M. Dawkins, Vice President, for a Class B, Beer, Wine and Liquor for the use of Oasis Bar & Grill, LLC, *t/a Oasis Bar & Grill*, 4501/4555 Woodberry Street, Riverdale Park, 20737.

Yutao Gao, President, for a Class B, Beer, Wine and Liquor for the use of GAO IGROUP, Inc., *t/a Iron Pig Grill & Bar*, 6107 Greenbelt Road, College Park, 20740.

Heath Wilkins, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Krab King, LLC, *t/a Krab King*, 5720 Crain Highway, Upper Marlboro, 20772.

Chandra Moore, President, Tara Pendergrast, Vice President, Shannon Jordan, Secretary for a Class B, Beer, Wine and Liquor for the use of Mix and Mingle, Inc., *t/a Mix and Mingle Coffee Lounge*, 8923 Woodyard Road, Clinton, 20735.

Christopher Ojo, Managing Member, for a Class B, Beer, Wine and Liquor for the use of Ameriflag Limited Liability Company, *t/a Notes & Jokes*, 23 C Street, Laurel, 20707.

Ruben D. Adrae, Member-Manager/Sole Member for a Class B, Beer, Wine and Liquor for the use of Galaxy 21, LLC, *t/a Galaxy 21*, 2031 University Blvd East, Suite B, Hyattsville, 20781.

Jian Zheng, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of CDJ of New Carrollton, LLC, *t/a Crab Du Jour*, 8305-8307 Annapolis Road, New Carrollton, 20784.

Kang Chen, Owner, for a Class B, Beer, Wine and Liquor for the use of The Twisted Crab – Bowie Towne Mall, LLC, *t/a The Twisted Crab Seafood and Bar*, 15535 Emerald Way #E11E, Bowie, 20716.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, October 26, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 6, 2021

140490 (10-14,10-21)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Hubert Jackson

AND

Cathryn M. Jackson

3607 Strawberry Hill Drive
Clinton, MD 20735

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-37974

Notice is hereby given this 4th day of October, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of November, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 4th day of November, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$420,207.38. The property sold herein is known as 3607 Strawberry Hill Drive, Clinton, MD 20735.

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

True Copy—Test:
Mahasin El Amin, Clerk
140488 (10-14,10-21,10-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: CRAIG RICARDO ARTHURS Estate No.: 119056

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed for Laverne Thomas and Danielle Hawkins for judicial probate for the appointment of a personal representative. A virtual hearing will be held on **December 16, 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

140482 (10-14,10-21)

David L. Scull
7960 Old Georgetown Rd., #8C
Bethesda, MD 20814
301-913-9660

AMENDED

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DARRELL RASHAD FOSTER

Notice is given that Yolanda A. Washington, whose address is 834 Otis Place, NW, Washington, DC 20010, and Darrell O. Foster, whose address is 4603 Usange St., Beltsville, MD 20782, were on September 1, 2021 appointed Co-Personal Representatives of the estate of Darrell Rashad Foster, who died on July 2, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of March, 2022.

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.

YOLANDA A. WASHINGTON
DARRELL O. FOSTER
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. 121438
140495 (10-14,10-21,10-28)

LEGALS

ORDER OF PUBLICATION BY POSTING

CAROLYN CARNEY
Plaintiff,

v.

DEREK CARNEY
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-02022

ORDERED, on this 5th day of October, 2021, by the Circuit Court for Prince George's County, Maryland;

That Defendant, Derek Carney, is hereby notified as to a Complaint for Absolute Divorce, and therefore it is;

ORDERED, that this Order shall be posted at the Courthouse door or on a bulletin board within its immediate vicinity in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 5th day of November, 2021; and it is further

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to Defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and is further

ORDERED, that Defendant, Derek Carney, is hereby warned that failure to file an answer or other defense on or before the 5th day of December, 2021 may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test:
Mahasin El Amin, Clerk

140481 (10-14,10-21,10-28)

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

In the Matter of: JAYLEN MACKENZIE MEDLEY, Minor

Guardianship No. GD-11045

ORDER OF PUBLICATION

A petition for the guardianship of the person and property of a minor child, namely **JAYLEN MACKENZIE MEDLEY**, an infant female born on June 21, 2005 at Howard University Hospital to Chrystal Medley (mother-deceased) and Father (unknown), having been filed, it is this 1st day of October, 2021.

ORDERED, by the Orphan's Court for Prince George's County, Maryland, that the respondent(s), Father-Unknown, the natural father of the aforementioned child, is hereby notified that the aforementioned petition for the guardianship of the person and property has been filed, stating that the last known address of respondent(s) as Unknown. Respondent, Father-Unknown, is hereby notified to show cause on or before the 29th day of October, 2021, why the relief prayed should not be granted; and the said respondent(s) is further advised that unless such cause be shown in writing and filed by that date, the petitioner may obtain a final decree for the relief sought.

This order shall be published in accordance with Maryland Rule 2-122(a), Service by Posting or Publication.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20772

140501 (10-14,10-21,10-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JAMES JENNINGS

Notice is given that Linda Renee Jennings, whose address is 7028 Canyon Drive, Capitol Heights, MD 20743, was on October 7, 2021 appointed Personal Representative of the estate of James Jennings, who died on September 12, 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 7th day of April, 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.

LINDA RENEE JENNINGS
Personal Representative

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

Estate No. 122510
140497 (10-14,10-21,10-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KUMBA ROSALINE YAMBA

Notice is given that Kanku Barry, whose address is 10721 Castleton Way, Upper Marlboro, MD 20774, was on October 4, 2021 appointed Personal Representative of the estate of Kumba Rosaline Yamba, who died on September 7, 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 4th day of April, 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.

KANKU BARRY
Personal Representative

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

Estate No. 122469
140487 (10-14,10-21,10-28)

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