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

# 5810 ATHENA ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated August 24, 2007, recorded in Liber 29031, Folio 541 among the Land Records of Prince George's County, MD, with an original principal balance of \$206,400.00, 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

# DECEMBER 21, 2021 AT 10:48 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, rejintated or paid off the loan print to the sale. In entered, the sale is subject to post-sale and the property forms the sale is subject to post-sale and the sale is subject to post-sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason the Purchaser's sole remedy at law or equity 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. 333644-1)

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

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

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

140827 (12-2,12-9,12-16)

# **LEGALS**

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

# 7029 MIGLIORI CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 31, 2000, recorded in Liber 13867, Folio 480 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,914.00, 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.),

# DECEMBER 21, 2021 AT 10:50 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be that and void, and the furthaser's sole refinedy, it have the equity, 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. 347286-1)

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

(12-2,12-9,12-16) 140828

# LEGALS

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

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

12 BATTERSEA LN. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

# DECEMBER 28, 2021 AT 10:37 AM

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

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

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 rept and front foot benefit charges to be adcharges 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, 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 cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 88306-1)

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

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

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140871

(12-9,12-16,12-23)

# **LEGALS**

# NOTICE OF ADOPTION/FAIR SUMMARY **CHARTER RESOLUTION 21-CR-02**

Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article I, "General Provisions", By Enacting §C1-5, "Attendance At Meetings" To Authorize The Mayor And Councilmembers To Participate In And Vote At A Meeting Either In Person Or Through Remote Electronic Visual And Audio, Or Audio, Or Other Means That Provide The Ability For The Public To Observe The Meeting.

This Charter Resolution serves as enabling legislation to allow elected officials to participate in meetings of the Mayor and Council remotely, for just cause or during a generally declared emergency. Details of in-person and remote participation will be more fully set out in the Mayor and Council Rules and Procedures and will be in compliance with the Open Meetings Act.

Charter Resolution 21-CR-02 was introduced at the Regular Meeting on October 26, 2021, and a Public Hearing was held on December 7, 2021. It will become effective on January 26, 2022, unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland by January 16, 2021.

Copies of this Charter Resolution may be obtained from the City Clerk's Office, 8400 Baltimore Avenue, Suite 375, College Park, MD 20740, by calling 240-487-3501, or from the City's website: www.collegeparkmd.gov

Janeen S. Miller City Clerk

140941

(12-16,12-23,12-30,1-6)

# The Prince George's Post

Early Publication Deadline—

For the Dec 23, 2021 edition, deadline is

12/16 at noon

For the Dec 30, 2021 edition, deadline is

12/23 at noon

Questions? Call 301-627-0900

or email bboice@pgpost.com

The Prince George's Post Newspaper Call 301-627-0900

Fax

301-627-6260

Have

Very
Safe
Weekend

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

# 2218 HINDLE LN. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated October 10, 2013, recorded in Liber 35361, Folio 314 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,598.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

# DECEMBER 28, 2021 AT 10:35 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 \$22,000 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 barrers or assessments to the extent such amounts survive forcedes are set. charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 328413-2)

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

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

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# **LEGALS**

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

### 15209 HARRIET CLOTILDA WAY **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 29, 2018, recorded in Liber 41108, Folio 324 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,302.00, 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.),

# JANUARY 4, 2022 AT 10:35 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 \$41,000 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, rejinstated or paid off the loan prior to the sale. In any such some this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and 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. 345132-1)

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

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

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# **LEGALS**

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

# 1618 QUARTER AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 24, 2008, recorded in Liber 29716, Folio 504 among the Land Records of Prince George's County, MD, with an original principal balance of \$253,949.00, 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.),

# DECEMBER 21, 2021 AT 10:38 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 \$21,000 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 chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, 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. 109255-2)

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

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

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(12-9,12-16,12-23) (12-16,12-23,12-30) (12-2,12-9,12-16) 140870 140897

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# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES EDWARD COLCORD

Notice is given that Laura Anderson Haney, whose address is 4612 West Plesant Acres Drive, Decatur, AL 35603, was on November 18, 2021 appointed Personal Representative of the estate of Charles Edward Colcord, who died on March 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 18th day of

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of 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. Ćlaim forms may be obtained from the Register of Wills.

> LAURA ANDERSON HANEY Personal Representative

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

Estate No. 120837 140839 (12-2,12-9,12-16)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCINE HARRISON

Notice is given that Vernon Harrison Jr, whose address is 2501 Corning Avenue Apt. #103, Fort Washington, MD 20744, was on November 2, 2021 appointed Personal Representative of the estate of Nancine Harrison, who died on June 19, 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 2nd day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 hereafter. Claim forms may be obtained from the Register of Wills.

VERNON HARRISON JR Personal Representative

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

Estate No. 122793 (12-2,12-9,12-16) 140840

Borsoni & Cooney, LLC Teresa M. Cooney, Esq. 2500 Wallington Way, Ste 102 Marriottsville, MD 21104

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LEE SULLIVAN

Notice is given that Kathleen P. Sullivan, whose address is 11949 Galaxy Lane, Bowie, MD 20715, was on November 23, 2021 appointed Personal Representative of the estate of James Lee Sullivan, who died on October 4, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

> KATHLEEN P. SULLIVAN Personal Representative

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

Estate No. 123090 140841 (12-2,12-9,12-16)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L MIRONOFF AKA: MARY LUCY MIRONOFF

Notice is given that Dominique L Chin, whose address is 3635 Elder Oaks Blvd, Apt 1108, Bowie, Mary-land 20716, was on November 22, 2021 appointed Personal Representative of the estate of Mary L Mironoff aka: Mary Lucy Mironoff, lied on November 5, 2021 with

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

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

May, 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.

DOMINIQUE L CHIN Personal Representative

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

Estate No. 123013 (12-2,12-9,12-16) 140845

# **LEGALS**

V. Peter Markuski, Jr., Esquire Goozman, Bernstein & Markuski 9101 Cherry Lane, Suite 207 Laurel, MD 20708 301-953-7480

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH P. INGEGNERI

Notice is given that Antonino J. Ingegneri, whose address is 9307 Annapolis Road, Lanham, MD 20706, was on November 19, 2021 appointed Personal Representative of the estate of Joseph P. Ingegneri, who died on October 15, 2021 with-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of

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

> ANTONINO J. INGEGNERI Personal Representative

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

Estate No. 122986 (12-2,12-9,12-16)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF BOBBY EDWARD JONES

Notice is given that Diana Jones, whose address is 605 Drum Avenue, Capitol Heights, MD 20743, was on November 19, 2021 appointed Per-sonal Representative of the estate of October 23, 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 19th day of May, 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.

DIANA 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. 123010 (12-2,12-9,12-16) 140843

Lesley A, Moss, Esq. Oram & Moss, Chartered 1101 Wootton Parkway, Suite 500 Rockville, Maryland 20852 301-652-8600

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE GORDON LIDDY

Notice is given that Raymond Joseph Liddy, whose address is 1120 Pine Street, Coronado, CA 92118, was on November 23, 2021 appointed Personal Representative of the estate of George Gordon Liddy, who died on March 30, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of Any person having a claim against the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register of Wills with a copy to the 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.

# RAYMOND JOSEPH LIDDY Personal Representative

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

Estate No. 123088 140847 (12-2,12-9,12-16)

Jacob Deaven, Esquire Parker, Simon & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS JEROME LANDOLT

Notice is given that Thomas Kokolis, whose address is 110 N. Washington St. # 500, Rockville, MD 20850, was on July 28, 2021 appointed Personal Representative of the estate of Francis Jerome Landolt, who died on October 7, 2019 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. Any person having a claim against

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 118713 140844 (12-2,12-9,12-16)

# **LEGALS**

Richard M. McGill Law Offices of Richard M. McGill 5303 W Court Drive Upper Marlboro, MD 20772 (301) 627-5222

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM THOMAS TANNER

Notice is given that Elizabeth Park Tanner, whose address is 14700 Baden Westwood Rd., Brandywine, MD 20613, was on November 22, 2021 appointed Personal Representative of the estate of William Thomas Tanner, who died on June 24, 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 22nd day of May, 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. Ćlaim forms may be obtained from the Register of Wills.

ELIZABETH PARK TANNER Personal Representative

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

Estate No. 122320 (12-2,12-9,12-16) 140848

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY J YOUNG

Notice is given that Charles R Young, whose address is 10506 Hunters Way, Laurel, Maryland 20723, was on November 24, 2021 appointed Personal Representative died on October 6, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of May, 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 under-signed, on or before the earlier of the following dates:

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

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

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

CHARLES R YOUNG Personal Representative

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

(12-2,12-9,12-16) 140846

Estate No. 122991

# **NOTICE**

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

Laura Cutrer AKA Laura E Cutrer and Laura Cutrer

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

ORDERED, this 18th day of No-

The report states the amount of sale to be \$348,000.00.

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

140811

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

William L Smith and Selena J Smith

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

# CIVIL NO. CAEF 17-27797

vember, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6804 Landon Court, Greenbelt, Maryland 20770 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 be-fore the 20th day of December, 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

20th day of December, 2021, next. The report states the amount of sale to be \$423,000.00. MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

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

Substitute Trustees,

Tracy Y Jackson 10225 Everley Terrace Lanham, MD 20706

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-00078

Notice is hereby given this 22nd day of November, 2021, by the Cir-cuit 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 22nd day of December, 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 22nd day of December, 2021.

MAHASIN EL AMIN

The Report of Sale states the

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 140829 (12-2,12-9,12-16)

# The Prince George's Post

Early Publication Deadline—

For the Dec 23, 2021 edition, deadline is 12/16/21 at noon

For the Dec 30, 2021 edition, deadline is 12/23/21 at noon

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

Substitute Trustees Plaintiffs

Defendants

# MARYLAND

# **CIVIL NO. CAEF 19-01361**

vember, 2021 by the Circuit Court of PRINCE GEÓRGE'S COUNTY, Maryland, that the sale of the property at 1906 Whistling Duck Drive, Upper Marlboro, Maryland 20774 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 20th day of December, 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 20th day of December, 2021, next.

(12-2,12-9,12-16)

# **NOTICE**

Substitute Trustees Plaintiffs

Defendants

MARYLAND

ORDERED, this 18th day of No-

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

(12-2,12-9,12-16) 140812

# **NOTICE**

amount of the foreclosure sale price to be \$580,000.00. The property sold herein is known as 10225 Everley Terrace, Lanham, MD 20706.

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

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

2208 GREEN GINGER CIRCLE ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust from Linda K Harper, and Jimmy L. Harper, dated December 21, 2006 and recorded in Liber 27388, Folio 679 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$544,000.00, and an original interest rate of 3.00000%, 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 **DECEMBER 21, 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

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 \$60,000.00 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 set-tlement 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

(12-2,12-9,12-16)

**LEGALS** 

# **LEGALS**

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

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

16105 AUDUBON LANE **BOWIE, MD 20716** 

Under a power of sale contained in a certain Deed of Trust from Philip Govan, and Sarah Govan, dated January 30, 2018 and recorded in Liber 40672, Folio 249 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an original interest rate of 5.250%, 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 JANUARY 4, 2022 AT 11:30 AM.

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 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 pur-chaser 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 pro-ceeds 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

140901 (12-16,12-23,12-30)

# **LEGALS**

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 3006 WINTERBOURNE DRIVE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from William A. Jones, and Lula B. Jones, dated December 30, 2015 and recorded in Liber 37840, Folio 707 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on October 26, 2017, in the Land Records of Prince George's County at Liber No. 40158, Folio 451, with an original principal balance of \$498,641.00, 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 JANUARY 4, 2022

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the 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 Towson, MD 21204 (410) 825-2900 www.mid-atlanticauctioneers.com

140902 (12-16,12-23,12-30)

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

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

12217 OUADRILLE LANE **BOWIE, MARYLAND 20720** 

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 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

> **JANUARY 4, 2022** AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the propwith interest days of rathrication, the deposit with the forefeet and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assured the reactor by the purchaser. Condominium fore and/or homeourners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, it 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 first the sale shall be visited to the refundance. 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 # 19-602860)

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

140899

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

(12-16,12-23,12-30)

# **LEGALS**

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

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

3728 SWANN ROAD **SUITLAND, MARYLAND 20746** 

By virtue of the power and authority contained in a Deed of Trust from Alejandra C. Zuniga and Donald R. Stonesifer III, dated December 26, 2015, and recorded in Liber 37985 at folio 325 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

> **JANUARY 4, 2022** AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in 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 \$18,000.00 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 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 sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603111)

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

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

# **LEGALS**

# **ENACTED BILLS**

**COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND

CB-038-2021 (DR-2) - AN ACT CONCERNING WATER RESOURCES PROTECTION AND GRADING CODE OF PRINCE GEORGE'S COUNTY for the purpose of adopting additional permit fees for Site Road permit applications. Specifically, two new fees: (1) fees for multiple plan reviews; and (2) fees for multiple plan reviews for failure to include public roads. Also, the Bill clarifies extension fees for grading, storm drain, and stormwater management outside the multiple plan reviews. grading, storm drain, and stormwater management outside the public right of way. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-061-2021 - AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of increasing civil fines imposed through an administrative citation for Building Code Violations. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFECTIVE:

CB-063-2021 (DR-2) - AN ACT CONCERNING BUILDING CODE
OF PRINCE GEORGE'S COUNTY
and Occupancy Verification Letter, adopting an additional fee for the investigation and issuance of the Use and Occupancy Verification Letter. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-064-2021 (DR-2) - AN ACT CONCERNING SOLID WASTE STREAM ANALYSIS for the purposes of amending provisions of the County Code relating to required 'waste stream analysis'; amending the frequency from once every two (2) years to once every three (3) years; providing for a certain requirement; and coinciding with timing of the Ten-Year Solid Waste Plan. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022

CB-073-2021 (DR-2) - AN ACT CONCERNING RESIDENTIAL DIS-TRICT SPEED MONITORING SYSTEMS for the purpose of authorizing the County to utilize certain residential district speed monitoring systems pursuant to the Transportation Article of the Annotated Code of Maryland; and generally relating to residential district speed monitoring systems. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFEC-

TIVE: 1/18/2022 CB-086-2021 (DR-3) - AN ACT CONCERNING BOARD OF AP-PEALS for the purpose of temporarily expanding the composition of the Board of Appeals for Prince George's County. ENACTED: 11/9/2021; SIGNED: 12/2/2021; EFFECTIVE: 1/18/2022 (Abrogated

and of no further force and effect after December 3, 2023) BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

Calvin S. Hawkins, II, Chair

Donna J. Brown Clerk of the Council

Copies of these documents are available for viewing online at  $\underline{https://princegeorgescountymd.legistar.com}$ 

(12-16,12-23,12-30) 140915 (12-16)

TOWN OF UNIVERSITY PARK

LEGISLATIVE RESOLUTION

21-O-08

mon Council adopted, and on De-

cember 6, 2021 the Mayor signed,

Legislative Resolution 21-O-08, which amends the FY 2022 Budget

Ordinance, Legislative Resolution

21-O-02, to establish a new expendi-

ture line item Operating General

Government, 6054-01, ARPA Pre-

mium Pay, and transfer \$49,400

from Unreserved - Designated

Funds line item 6603-08, American

Rescue Plan Reserve, to the Operat-

ing General Government, 6054-01,

ARPA Premium Pay line item, to

make provision for premium pay

for Town employees from ARPA

A copy of the Legislative Resolu-

tion shall be posted on the entrance

to the University Park Town Hall,

6724 Baltimore Avenue, University

Park, MD 20782 until December 17,

2021. The ordinance will take effect

on December 27, 2021, unless peti-

tioned to referendum in a manner

MAYOR AND COMMON

COUNCIL

TOWN OF UNIVERSITY PARK

By: Lenford C. Carey, Mayor

**LEGALS** 

**LEGAL NOTICE** 

CITY OF BOWIE, MD

Ordinance O-7-21 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2021 and Ending June 30, 2022, to Purchase Machinery and Equipment Owned by Bowie Golf Management Inc., to Increase the General Fund - Reserve

for Contingences by \$97,600 for Expenditures Related to the Bowie

Golf Course, and to Purchase Contractual Services for the Implementation of the City Branding Strategy.

PASSED by the Council of the City

of Bowie, Maryland at a Regular Meeting on December 6, 2021.

ALFRED D. LOTT

City Manager

**NOTICE** 

Substitute Trustees/

CARRIE M. WARD, et al.

Rockville, MD 20852

ERICA N. ROBINSON

3106 Grandview Cour

Upper Marlboro, MD 20772

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 20-01936

Notice is hereby given this 7th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 13106 Grandview Court, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or

AND CONTRIMED, titless cause to the contrary thereof be shown on or before the 7th day of January, 2022, 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

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

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

**NOTICE** 

KAREN L. THOMPSON-RANDALL

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 19-30196

Notice is hereby given this 7th day of December, 2021, by the Circuit

Court for Prince George's County, Maryland, that the sale of the prop-

Maryland, that the sale of the property mentioned in these proceedings and described as 3722 Silver Park Court, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January 2022

fore the 7th day of January, 2022, 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

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

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

(12-16,12-23,12-30)

7th day of January, 2022.

True Copy—Test: Mahasin El Amin, Clerk

140913

(12-16,12-23,12-30)

Substitute Trustees/

Defendant(s).

th day of January, 2022.

True Copy—Test: Mahasin El Amin, Clerk

CARRIE M. WARD, et al.

3722 Silver Park Court

Suitland, MD 20746

6003 Executive Blvd., Suite 101 Rockville, MD 20852

\$280,000,00

140908

6003 Executive Blvd., Suite 101

(12-16)

Plaintiffs,

Defendant(s).

(12-16)

Suellen M. Ferguson, Esq.

Town Attorney

140940

140896

prescribed by law.

funds.

# LEGALS

# NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, **AND** 

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION WILL HOLD A JOINT PUBLIC HEARING ON THE PROPOSED HISTORIC SITE **DESIGNATION AS TO CERTAIN PROPERTY** IN PRINCE GEORGE'S COUNTY

(68-074-03)

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of one property in Prince George's County as a Historic Site; specifically, the Edward and Maggie Smith House (68-074-03), Mount Rainier, with the street address information as follows:

1. (68-074-03) Edward and Maggie Smith House, 3215 Perry Street, Mount Rainier, MD 20712

PUBLIC HEARING DATE/TIME: Tuesday, January 18, 2022, at 5:00

PUBLIC HEARING LOCATION:

Virtual Meeting\*\* View using the link provided at: https://pgccouncil.us/LIVE

Virtual Public Hearing / Remote Participation

\*\*Out of concern for the health and safety of the public and County employees, in accordance with provisions of the County Code, the joint public hearing will be conducted virtually with remote participation. Please see detailed information below about how to register, participate, and view the Joint Public Hearing.

PURPOSE OF PUBLIC HEARING: To give interested persons the op-

portunity to give public comment concerning the foregoing proposed Historic Site designation.

While the Prince George's County Council will be meeting virtually until further notice, 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 clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

If you do not plan to participate in the virtual joint public hearing but would still like view it, you may do so using the link provided at: https://pgccouncil.us/LIVE

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.

A copy of the Historic Preservation Commission recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

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

ATTEST: Donna J. Brown Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith

**Executive Director** 

ATTEST: Gavin Cohen

Secretary-Treasurer

140916

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 12/28/2021

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

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

2007 NISSAN ALTIMA

140943

1N4AL21E77N471549

(12-16)

(12-16)

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

2000	CHEVROLE	T SILVERADO	VA	3988MY	1GCGK29FXYF412415
1977	DODGE	FARGO			F33BF7V054162
1994	HONDA	CIVIC			1HGEG8652RL022341
2005	CHEVROLE'	T SILVERADO	DC	GK0069	1GCHK24U55E335710
2001	HONDA	CIVIC			1HGES16551L037555
1999	CHEVROLE'			1GNDM19W4XB171424	
2008	LINCOLN	TOWN CAR			2LNHM82V48X640011
1997	HONDA	ACCORD			1HGCE1891VA002849
2006	BMW	325I	DE	XX101591	WBAVB13506KX46519
2016	CHEVROLE'			1G1PF5SB2G7120319	
1997	PONITIAC	FIREBIRD			2G2FS22K6V2200809
2008	HYUNDAI	SONATA	GA	S0667156	5NPET46C58H356223
2008	MERCEDES BENZ C300		VA	A77611	WDDGF81X38F183996
1976	BMW	325I			WBAAV33491FU91976
2008	CHRYSLER	ΓRY		2A8HR54P78R790985	

# **LEGALS**

# ORDER OF PUBLICATION

MARGARET OWE 1256 Chalet Circle East Millersville, Maryland 21108

Plaintiff,

LOIUS E. RIDGLEY 189 Ruane Road Uniontown, PA 15401-9733

v.

and

MILDRED B. RIDGLEY 189 Ruane Road Uniontown, PA 15401-9733

and

WASHINGTON METROPOLITAN TRANSIT AUTHORITY 600 5th Street, NW Washington, D.C. 20001

and

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: Rhonda Weaver, County Attorney

14741 Governor Oden Bowie Drive, Room 5121 Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Central Avenue, Hyattsville Md 20785 4.1197 A to N Ew#3377041 Str 2 001, 38.389.0000 Sq. Ft. Map 067 Grid B4 Par 042 Lib 00805 Fl 069 on Certificate of Tax

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-14740

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known 000000 Central Avenue, Hyattsville Maryland 20785 in Prince George's County, the tax sale certificate for which was sold by the Director of Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Mary-land to the Plaintiff named in the

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as known 000000 Central Avenue, Hyattsville Maryland 20785, Tax Account No.: 18-2084168 on the Tax Roll of the Director Finance, located in Hyattsville, 18th Election District of said County, described as follows: 38,389.0000 Sq. Ft. Assmt \$3,800 Map 067 Grid B4 Par 042 Lib 00805 Fl 069 and assessed to Ridgley Louis E & Mildred

The Complaint stated among other things, that amounts necessary for redemption have not been paid

It is thereupon this 6th day of December, 2021, by the Circuit Court 'rince George's County, OR DERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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 140904 (12-16,12-23,12-30)

# ORDER OF PUBLICATION

MARGARET OWE 1256 Chalet Circle EAST Millersville, Maryland 21108

Plaintiff,

v.

WARREN D. JONES 6209 Princess Garden Parkway Lanham, Maryland 20706-2901

and CHERYL A. JONES 6209 Princess Garden Parkway

Lanham, Maryland 20706-2901 and

PRINCE GEORGE'S COUNTY, MARYLAND SERVE: Rhonda Weaver, County Attornev 14741 Governor Oden Bowie Drive,

Room 5121 Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Spring Avenue, Lanham MD 20706; Cen Pt of Lot 99, 28,459.0000 Sq.Ft Princess Gardens; Lib 19013 Fl 566 on the Certificate of Tax Sale

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-14738

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known as 000000 Spring Avenue, Lanham Maryland 20706 in Prince George's County, the tax sale certificate for which was sold by the Director of

Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Maryland to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as 000000 Spring Avenue, Lanham MD 20706, Tax Account No.: 20-2197606 on the Tax Roll of the Director of Finance, located in the Director of Finance, located in Lanham, 20th Election District of said County, described as follows: Cent Pt of Lot 99 28,459.0000 Sq. Ft. Princess Gardens, Assmt \$2,800 Lib 19013 Fl 566 and assessed to Jones Warren D & Cheryl A.

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

It is thereupon this 6th day of December, 2021, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the property described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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 140906 (12-16,12-23,12-30)

# ORDER OF PUBLICATION

MARGARET OWE 1256 Chalet Circle EAST Millersville, Maryland 21108

Plaintiff,

ANNETTE COPELAND 5104 Sharon Road, Temple Hills, Maryland 20748-2240

and

PRINCE GEORGE'S COUNTY, **MARYLAND** SERVE: Rhonda Weaver, County At-

14741 Governor Oden Bowie Drive,

Room 5121 Upper Marlboro, Maryland 20772

and

All Persons Having or Claiming to Have any interest in the property known as 000000 Yorkfield Drive, Temple Hills, MD 20778 E. 120.38 Ft Lo T8, 11,669.0000 Sq. Ft Yorkshire Village - Blk C; Assmt \$1,100 Lib 13608 Fl 604 on the Certificate of Tax

Defendants.

# In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-14739

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property known 000000 Yorkfield Drive, Temple Hills, MD 20778 in Prince George's County, the tax sale certificate for which was sold by the Director of Finance for Prince George's County as Collector of Taxes for Prince George's County and State of Mary-land to the Plaintiff named in the caption above:

DESCRIPTION of the property appears on the Collector's Certificate of Tax Sale as follows: Property known as 000000 Yorkfield Drive Temple Hills Maryland 20748, Tax Account No.: 06 0468512 on the Tax Roll of the Director of Finance, in Spaulding, 6th Election District of said County, described as follows: E 120.38 Ft Lot T 8; 11,669.0000 Sq. Ft. Yorkshire Village - Blk C; Assmt \$1,100 Lib 13608 Fl 604; and assessed to Copeland Annette..

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

It is thereupon this 6th day of December, 2021, by the Circuit Court for Prince George's County, OR-DERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general some newspaper having a general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, warning all persons interested in the prop-erty described above to appear in this Court by the 15th day of February, 2022, and redeem the property described above and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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 140905 (12-16,12-23,12-30)

THE

PRINCE

**GEORGE'S** POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

# **LEGALS**

**NOTICE** CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 On December 6, 2021, the Com-

Substitute Trustees/

Plaintiffs,

SARA V. CRABTREE (DECEASED) 9262 Cherry Lane Unit 42

Laurel, MD 20708 Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-36600

Notice is hereby given this 7th day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9262 Cherry Lane, Unit 42, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of January, 2022, 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

7th day of January, 2022. The report states the purchase price at the Foreclosure sale to be

\$181,000.00. MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk 140909 (12-16,12-23,12-30)

# **NOTICE**

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

Substitute Trustees. Plaintiffs

Christopher N. Staton

AND

**Iodie Staton** 

12203 Wallace Landing Court Upper Marlboro, MD 20772

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-01922

Notice is hereby given this 6th day of December, 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 6th day of January, 2022, 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 6th day of Jan-

uary, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$500,139.94. The property sold herein is known as 12203 Wallace Landing Court, Upper Marlboro, MD 20772.

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

# **LEGALS**

(12-16,12-23,12-30)

140907

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACK DEMPSEY MOBLEY JR AKA: JACK D MOBLEY JR

Notice is given that Nancy L Miller, whose address is 8808 Old Branch Ave, Clinton, MD 20735, was on December 2, 2021 appointed Per-sonal Representative of the estate of Jack Dempsey Mobley Jr who died on March 29, 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.

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

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

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

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

NANCY L MILLER Personal Representative

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

140938

Estate No. 116793 (12-16,12-23,12-30)

Samuel C. Draper, Esquire Council Baradel Kosmerl & Nolan,

> 125 West Street, 4th Floor Annapolis, Maryland 21401 410-268-6600

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES R. KILBOURNE

Notice is given that Maria Worthington McKenna, whose address is 125 West St, 4th Floor, Annapolis, MD 21401, was on November 19, 2021 appointed Personal Representative of the estate of Charles R. Kilbourne who died on October 24, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of May, 2022.

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

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

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

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

MARIA WORTHINGTON MCKENNA Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 123039

140880 (12-9,12-16,12-23) NOTICE OF APPOINTMENT

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SETSUKO H COHN

Notice is given that Doulgas Cohn, whose address is 15511 Overchase Lane, Bowie, MD 20715, was on November 29, 2021 appointed Personal Representative of the estate of Set-suko H Cohn who died on Novem-

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

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

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

DOUGLAS COHN Personal Representative

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

Estate No. 122976 140877 (12-9,12-16,12-23)

ANUPA MUKHOPADHYAY 10665 Stanhaven Place Suite 300A White Plains, MD 20695 301-396-4668

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF ARTHUR RICKEY WELLS SR

Notice is given that Arthur Rickey Wells Jr, whose address is 401 Quaint Acres Drive, Silver Spring, MD 20904, was on November 5, 2021 appointed Personal Representative of the estate of Arthur Rickey Wells Sr, who died on August 2ḗ, 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

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

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

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

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

> ARTHUR RICKEY WELLS JR Personal Representative

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

Estate No. 122522 <u>140884</u> (12-9,12-16,12-23)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY KATHERINE SOPCHICK

Notice is given that Michael K. Sopchick, whose address is 1652 Wickham Way, Crofton, MD 21114, was on November 30, 2021 appointed Personal Representative of the estate of Mary Katherine Sopchick who died on October 9,

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 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. Ćlaim forms may be obtained from the Register of Wills.

MICHAEL K. SOPCHICK Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 123065

140881 (12-9,12-16,12-23)

# **LEGALS**

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Rd., Suite 216 Bowie, MD 20716 (301) 576-6200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL JERMAINE WILSON

Notice is given that Julia G. Wilson, whose address is 1047 Wellington Road, Sumter, SC 29153, was on November 4, 2021 appointed Personal Representative of the estate of Michael Jermaine Wilson, who died on June 5, 2021 with-

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of

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

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

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

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

JULIA G. WILSON Personal Representative

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

Estate No. 122673 <u>140878</u> (12-9,12-16,12-23)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILLIP ALEXANDER GOSS SR

Notice is given that Phillip A Goss, Jr., whose address is 4929 Matapeakers County Drive, Bowie, MD 20720, was on November 18, 2021 appointed Personal Representative of the estate of Phillip Alexander Goss Sr, who died on August 17, 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 18th day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

PHILLIP A GOSS, JR. Personal Representative

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

Estate No. 122547

(12-9,12-16,12-23)

140883

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BROCK MCCLUNG AKA: BROCK G MCCLUNG, BROCK G MCCLUNG SR

Notice is given that Monique McClung, whose address is 7445 Village Green Terrance, Hyattsville, MD 20785, was on November 4, 2021 appointed Personal Representative of the estate of BROCK MC-CLUNG, AKA: Brock G McClung, Brock G McClung Sr, who died on September 30, 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 May, 2022. Any person having a claim against

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

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

nine months from the date of the

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

other delivery of the notice.

MONIQUE MCCLUNG Personal Representative

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

Estate No. 122702 (12-9,12-16,12-23) 140882

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA NELSON

Notice is given that William R. Burke, whose address is 5505 Seminary Road Apt. #508N, Falls Church, VA 22041, was on December 1, 2021 appointed Personal Representative of the estate of Patricia Nelson, who died on September 24, 2021 without a will.

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

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

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

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

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

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

> WILLIAM R. BURKE Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 123078

140885 (12-9,12-16,12-23)

# SMALL ESTATE NOTICE OF APPOINTMENT

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL C JONES

Notice is given that Shara N Jones whose address is 5606 Union Bridge Court, Bowie, MD 20720, was on December 8, 2021 appointed personal representative of the small estate of Paul C Jones, who died on November 11, 2021 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

> SHARA N JONES Personal Řepresentative

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

Estate No. 123254 (12-16) <u>140918</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE R BATCH JR

Notice is given that Helen N Batch, whose address is 7725 Wills Lane, Fort Washington, MD 20744, was on December 6, 2021 appointed personal representative of the small estate of Lawrence R Batch Jr who died on September 8, 2021 with a

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

All persons having any objection to the appointment 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 dece-

dent'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

> HELEN N BATCH Personal Representative

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

140920

Estate No. 122777

(12-16)

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

**LEGALS** 

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN HAYWOOD

Notice is given that Neil V. Birkhoff, whose address is 7389 Fernway Dr., Roanoke, VA 24018, was on November 30, 2021 appointed personal representative of the small estate of Patricia Ann Haywood who died on August 5, 2021 with a will.

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

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

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.

NEIL V. BIRKHOFF Personal Representative

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

140919

Estate No. 122917 (12-16)

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

TO ALL PERSONS INTERESTED SANDRA LAMARGE COLEMAN

Notice is given that Camelia Harris, whose address is 5333 Greenms, whose address is 3535 Green-wich Circle, Upper Marlboro, Maryland 20772, was on December 9, 2021 appointed personal repre-sentative of the small estate of 5AN-DRA LAMARGE COLEMAN, who died on May 1, 2021 without a will died on May 1, 2021 without a will.

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

All persons having any objection to the appointment 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 dece-

dent'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.

CAMILIA HARRIS Personal Representative

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

(12-16)140922

Estate No. 123095

The Prince George's Post

Your Newspaper of Legal Record Call (301) 627-0900 | Fax (301) 627-6260

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

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

# **6625 23RD AVENUE** WEST HYATTSVILLE, MD 20782

Under a power of sale contained in a certain Deed of Trust from Juan Francisco Santos, and Seidy Cristina Caldera, dated October 27, 2010 and recorded in Liber 32159, Folio 405 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on March 4, 2015, in the Land Records of Prince George's County at Liber No. 36740, Folio 214, with an original principal balance of \$188,400.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on DECEMBER 21, 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses f 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

(12-2,12-9,12-16) <u>140819</u>

**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

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

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD

LANDOVER, MD 207850

Phone: 301-773-7670

JD TOWING

2817 RITCHIE ROAD **FORESTVILLE MD 20747** 

301-967-0739

VA

TX

VA

MD

MD

DC

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

MD

DE

PAST & PRESENT TOWING & RECOVERY INC

7810 ACADEMY LANE LAUREL, MD 20707

4EN3621

FT6919

4EG8071

241285

WDDGF81XX9F238977

DC GE1544 1C4PJLCB6FW541912

ULM1231 KNAFE121965327299

80003W3 1MEHM43116G600351

9Y89A842512

44194M8 1J4GW48N11C689612

7EG4221 1FMYU92143KB34659

1DH8493 4T1BF1FK5EU399327

MD 2DS8822 WAUEFAFL6BN002575

MD 6CL6449 WBADC7406J1719841

1N4AL2AP4CC195063

1N4AA5AP2CC861859

3VWEG71K47M141376

(12-16)

VLG2323 JTJHW31U860034505

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: 12/28/2021

2009 MERCEDES BENZ C-CLASS VA 18645Z

CHEROKEE

GRAND CHEROKEE MD

CONTINENTAL MD

SPECTRA

MONTEGO

RX400H

**ESCAPE** 

CAMRY

ALTIMA

MAXIMA

535I

301-772-2060.

2015 JEEP

2006 KIA

2001 JEEP

2006 LEXUS

2003 FORD

2011 AUDI

1988 BMW

140942

2012 NISSAN

2007 VOLKSWAGEN IETTA

2014 TOYOTA 2012 NISSAN

2006 MERCURY

1969 LINCOLN

# LEGALS

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

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

# 7202 LANSDALE STREET **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Mary A. Mitchell, dated December 12, 2008 and recorded in Liber 30307, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,965.00, and an original interest rate of 3.340%, 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 DECEMBER 21, 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

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 \$28,000.00 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 reculting from any reads of the proporty. If the Substitute is the substitute of the proporty of the Substitute for the substitute fo ceeds 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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

> Mid-Atlantic Auctioneers, LLC Towson, MD 21204

(410) 825-2900 www.mid-atlanticauctioneers.com <u>14082</u>0 (12-2, 12-9, 12-16)

# **LEGALS**

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

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

# **4002 73RD AVENUE HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from By virtue of the power and authority contained in a Deed of Trust from Chrishana C. Walker, dated December 20, 2016, and recorded in Liber 39269 at folio 225 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

# **DECEMBER 21, 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 \$24,000.00 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 Terms of Sale: A deposit in the form of cashier's or certified check, or in 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 # 18-603611)

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 **LEGALS** 

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

# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

# 1793 COUNTRYWOOD COURT **HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust from Michael Winbush, dated September 23, 2010 and recorded in Liber 32065, Folio 247 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,762.00, and an original interest rate of 4.500%, 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 DECEMBER 21, 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 \$20,000.00 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 forced source. rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits reculting from any recels of the property. If the Substitute of the property of the Substitute for the purchaser shall be liable for the payment. ceeds 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

www.mid-atlanticau 140821 (12-2,12-9,12-16)

# **LEGALS**

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

# SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

4202 TAVERNGREEN LANE **BOWIE, MARYLAND 20720** 

By virtue of the power and authority contained in a Deed of Trust from Rahma Kamara and Cassandra Palmer, dated December 8, 2005, and recorded in Liber 24469 at folio 386 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

# **DECEMBER 21, 2021** AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 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 the set for the purchaser. Condemining for and/or house our payable of the current year to the date of sale, and assumed the set for the purchaser. Condemining for and/or house our payable of the current year to the date of sale, and assumed the set for the purchaser. trict 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. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600937)

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

(12-2,12-9,12-16)

140816

2007 NISSAN VERSA UDW8280 3N1BC13E67L445212

301-210-6222

140815 (12-2,12-9,12-16)

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# **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 12/27/2021. 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 in-terest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9891, 2003 VOLKSWAGON VIN# WVWMD63B23P251765 FITZGERALD AUTO MALL 34 HUDSON ST ANNAPOLIS

LOT#9892, 2006 VOLKSWAGON VIN# 3VWRF31Y56M303192 FITZGERALD AUTO MALL 34 HUDSON ST ANNAPOLIS

LOT#9893, 2012 PORSCHE VIN# WP0AA2A76CL072221 PITSTOP AUTO OF WESTPORT 2212 RUSSELL ST **BALTIMORE** 

LOT#9895, 2012 KIA VIN# 5XXGM4A76CG069106 MAACO COLLISION 8184 BEECHCRAFT AVE GAITHERSBURG

LOT#9896, 2018 KIA VIN# 3KPFK4A7XJE180832 MAACO COLLISION 8184 BEECHCRAFT AVE GAITHERSBURG

LOT#9897, 2011 NISSAN VIN# JN8AE2KP3B9007233 WHITEHALL SHELL 7000 LAUREL BOWIE RD BOWIE

LOT#9898, 2011 CHEVROLET VIN# 1GAZGYFG5B1162167 MEIR AVRAHAMI 502 SUNRAY RD REISTERSTOWN

LOT#9899, 2016 NISSAN VIN# 1N4AA6AP8GC387640 PASSPORT NISSAN 5000 AUTH WAY SUITLAND

LOT#9901, 2000 YAMAHA VIN# JY4AJ03W8YA025346 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#9902, 1995 SUZUKI VIN# JS1VS52A7S2104456 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#9903, 2002 HONDA VIN# 1HFSC430X2A206397 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#9904, 2000 SUZUKI VIN# JS1GW71A1Y2107016 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#9905, 2013 AUDI VIN# WAUCGAFR7DA000790 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL

LOT#9907, 2006 NISSAN VIN# 3N1CB51D56L517430 HENRY SYLVESTER KERR 8446 ALLENSWOOD RD RANDALLSTOWN

LOT#9908, 2007 NISSAN VIN# 1N4BA41E97C816338 INNER CITY TOWING 2533 BAKER ST **BALTIMORE** 

LOT#9909, 2008 VICTORY VIN# 5VPAB2D38300092 THE KUSTOM SHOP 16724 PRINCE FREDERICK RD HUGHESVILLE

LOT#9961, 2010 HONDA VIN# 5KBCP3F85AB005478 YERESSON AUTO SALES 615 SOUTH FREDERICK AVE GAITHERSBURG

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

140894

(12-9,12-16)

THIS COULD BE **YOUR** AD!

Call 301-627-0900

# **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 01/03/2022**. 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 in-terest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9791, 2003 GMC VAN VIN# 1GDFG15T231144917 JD AUTO CARE T/A FORESTVILLE SUNOCO 7622 MARLBORO PIKE FORESTVILLE

LOT#9894, 1988 REGAL 26'8" BOAT VA# 5186AE HIN# RGMR1371A888 HERRINGTON HARBOUR NORTH MARINA 389 DEALE RD TRACEY'S LANDING

LOT#9910, 2015 NISSAN VIN# 1N4AL3APXFC141860 PASSPORT NISSAN 5000 AUTH WAY **SUITLAND** 

LOT#9911, 2015 BMW VIN# WBA5B3C52FD546435 CCA& BODY 5828 KIRBY RD CLINTON

LOT#9912, 2001 HYUNDAI VIN# KMHDN45D21U086262 NAZ AUTO BODY 17412 LIVINGSTON RD **ACCOKEEK** 

LOT#9913, 2008 ACURA VIN# JH4KB16648C002959 GERARD THOMAS MCFARLANE 4013 34TH STREET MOUNT RAINIER

LOT#9914, 1999 GMC YUKON VIN# 1GKEK13R3XR919324 SMITH A AUTO 28 INDUSTRIAL PARK DR WALDORF

LOT#9915, 2002 NISSAN VIN# 1N6ED27T42C304162 CLASSIC AUTO BODY 11725 PIKA DR WALDORF

LOT#9917, 2003 LINCOLN VIN# 1LNHM82W83Y636688 3111 AUTOMOBILE BLVD SILVER SPRING

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

(12-16,12-23)140946

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: JOHN C. MOSBY

Estate No.: 119599

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Ebony S. Mosby for judicial probate of the unsigned copy of will with no date and for the appointment of a personal representative. A VIRTUAL hearing will be held on February 7, 2022 at 11:00 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 P.O. Box 1729 Upper Marlboro, MD 20773-1729

(12-16,12-23)

# **LEGALS**

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: ASHLEY ANN STAHL Estate No.: 119811

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a pe-

tition has been filed by Cameron Falkenhagen for judicial probate for the appointment of a personal representative. A VIRTUAL hearing will be held on **February 28, 2022 at** 9:30 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 Upper Marlboro, MD 20773-1729

(12-16,12-23)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

PATRICIA ELIZABETH CHASTANG Estate No.: 120368

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Carol Ann Chastang for judicial probate for the appointment of a personal representative. A VIRTUAL hearing will be held on February 7, 2022 at 9:30

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

140925 (12-16,12-23)

# **LEGALS**

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BEVERLY A JONES** 

Notice is given that Nikkitta Galloway, whose address is 4026 Bluebird Drive, Waldorf, MD 20603, was on December 6, 2021 appointed Personal Representative of the estate of Beverly A Jones who died on September 13, 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 6th day of June, 2022.

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

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

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

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

NIKKITTA GALLOWAY Personal Representative

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

Estate No. 122741 140939 (12-16,12-23,12-30)

# Andrew Friedman c/o McMillan Metro PC

7811 Montrose Road, Suite 400 Potomac, MD 20854 240-778-2331

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ERNESTINE O'NEAL** 

Notice is given that Eric Mozie, whose address is 4043 Gault Pl, NE, Washington, DC 20019, was on December 2, 2021 appointed Personal Representative of the estate of Ernestics (CN) and the died of Ernestics (CN) and t tine O'Neal who died on July 24, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 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.

ERIC MOZIE Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 122936

140933 (12-16,12-23,12-30)

ERICA T. DAVIS 1401 ROCKVILLE PIKE STE. 650 ROCKVILLE, MD 20852 301-424-0124

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

# TO ALL PERSONS INTERESTED IN THE ESTATE OF BARRY CORNELL OFFER

Notice is given that Barya Offer, whose address is 874 Galesville Rd Galesville, MD 20765, was on December 2, 2021 appointed Personal Representative of the estate of Barry Cornell Offer who died on October 24, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

BARYA OFFER Personal Representative

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

Estate No. 123183 140934

(12-16,12-23,12-30)

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PRINCE GEORGE'S POST

**EARLY DEADLINES** 

*For the Dec* 23, 2021

edition, deadline is

12/16 at noon

For the Dec 30, 2021

edition, deadline is

12/23 at noon

Linda M. Brown Esquire 14405 Laurel Place Suite 316 Laurel Maryland 20707 240-264-6087

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEITH CREEL LUNSFORD

Notice is given that Albert Lunsford, whose address is 7096 Spicewood Drive, Mechanicsville, VA 23111, was on December 7, 2021 appointed personal representative of the small estate of Keith Creel Lunsford who died on January 12, 2013 with a will.

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

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

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

ALBERT LUNSFORD Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 121226 140917 (12-16)

LEGALS

# LEGALS

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD O DEAN

Notice is given that Robert Dean, whose address is 9915 Wildwood Road, Kensington, MD 20895, was on December 2, 2021 appointed Personal Representative of the estate of Ronald O Dean who died on November 7, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 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.

ROBERT DEAN Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 123076 140930 (12-16,12-23,12-30) Parker, Simon, & Kokolis, LLC 110 N. Washington Street Suite 500 Rockville, MD 20850 301-656-5775

Jacob Deaven, Esquire

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDNA CARALYN SAXON

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on October 21, 2021 appointed personal representative of the small estate of Edna Caralyn Saxon, who died on February 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 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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 118237 140923 (12-16)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE MARIA HILLIARD

Notice is given that David Addison, whose address is 2501 Galeshead Drive, Upper Marlboro, MD 20774, was on October 14, 2021 appointed Personal Representative of the estate of Annie Maria Hilliard who died on August 28, 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 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.

DAVID ADDISON Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 122156 140935 (12-16,12-23,12-30)

# **LEGALS**

JANELLE M RYAN-COLBERT 3060 Mitchellville Rd Suite 216 Bowie, MD 20716 (301) 576-6200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLEMENT VINCENT ADAMS

Notice is given that Corliss Vaughn Adams, whose address is 3412 Texas Ave SE, Washington, DC 20020, and Daniel Joseph Adams, whose address is 3605 Marlbrough Way, College Park, MD 20740, were on December 3, 2021 appointed copersonal representatives of the small estate of Clement Vincent Adams who died on September 9, 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 co-personal representatives 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 co-personal representatives or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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 dece-

dent's death; or

(2) Thirty days 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 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.

ereatter.

CORLISS VAUGHN ADAMS

DANIEL JOSEPH ADAMS

Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 12317

Estate No. 123173 140921 (12-16)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS SHIRLEY BROWN

Notice is given that Charles R Brown, whose address is 5088 Bluehead Court, Waldorf, MD 20603, was on October 4, 2021 appointed Personal Representative of the estate of Doris Shirley Brown who died on September 2, 2021 with a will.

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

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

CHARLES R BROWN Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122416

140929 (12-16,12-23,12-30)

Robert J. Coyne, Esquire 400 University Boulevard, West Silver Spring, Maryland 20901 301-681-5013

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIOLETA PENA

Notice is given that Marilyn Pena, whose address is 1010 Turney Avenue, Laurel, Maryland 20707, was on August 26, 2021 appointed Personal Representative of the estate of Violeta Pena who died on June 30, 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 26th day of February, 2022.

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

of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent's death, except if the dece-

dent died before October 1, 1992,

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

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

other delivery of the notice.

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

tained from the Register of Wills.

MARILYN PENA
Personal Representative

CERETA A. LEE

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

Estate No. 121901

140928 (12-16,12-23,12-30)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES PEREZ GRIMM

Notice is given that Mimi L Perez, whose address is 14233 Oakpoint Drive, Laurel, MD 20707, was on November 24, 2021 appointed personal representative of the small estate of James Perez Grimm, who died on October 26, 2021 without a will

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

MIMI L PEREZ Personal Representative

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

Estate No. 123101 140924 (12-16)

# LEGALS

Terry K. Sullivan Holloway & Sullivan, LLC 7 St. Paul Street, Suite 625 Baltimore, MD 21202 410-547-0696

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEYENE HAGOS

Notice is given that Terry K. Sullivan, whose address is 7 St. Paul Street, Ste 625, Baltimore, MD 21202, was on December 3, 2021 appointed Personal Representative of the estate of Beyene Hagos who died on April 23, 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 3rd day of June, 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.

TERRY K. SULLIVAN Personal Representative

140931

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
EState No. 122769

(12-16,12-23,12-30)

Griffin Selby Law PLLC Karen M. Selby, Esq. 3261 Old Washington Rd., Ste. 2020

# Waldorf, MD 20602 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIERDRE VALENCIA ANDERSON

NOTICE TO UNKNOWN HEIRS

Notice is given that Elijah Anderson, whose address is 2104 Catherine Fran Drive, Accokeek, MD 20607, was on December 3, 2021 appointed Personal Representative of the estate of Dierdre Valencia Anderson who died on September 19, 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 3rd day of June, 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.

ELIJAH ANDERSON Personal Representative

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

Estate No. 123001 140932 (12-16,12-23,12-30)

# LEGALS

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLORIA ANN WALTON

Notice is given that Anthony E Walton, whose address is 3809 Hemlock Place, Temple Hills, MD 20748, was on December 2, 2021 appointed Personal Representative of the estate of Gloria Ann Walton who died on October 18, 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 2nd day of June, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

other delivery of the notice.

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

ANTHONY E WALTON Personal Representative

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

140936 (12-16,12-23,12-30)

Estate No. 123081

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT JACKSON HUBBARD IR

Notice is given that Neyah Hubbard, whose address is 3950 Garden City Drive Apt. #323, Hyattsville, MID 20785, was on November 24, 2021 appointed Personal Representative of the estate of Robert Jackson Hubbard Jr who died on October 8, 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

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of May, 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.

NEYAH HUBBARD Personal Representative

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

140937 (12-16,12-23,12-30)

Estate No. 122887

# The Prince George's Post

Your Newspaper of Legal Record

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

# PLAINTIFF'S NOTICE OF **PUBLICATION**

MAGDALENA FRANCO AÑEZ (f/k/a Magdalena Franco Romero)

Plaintiff

MAURICIO RAFAEL ROMERO

Defendant

# In the Circuit Court for Prince George's County, Maryland Case No. CAD 19-05449

NOTICE is hereby given this 17th day of November 2021, by the Cir-cuit Court for Prince George's County, that the Plaintiff has filed a Motion to Re-Issue Show Cause Order Re-Setting Dates for Service and Hearing on Plaintiff's Motion to Adjudicate Defendant in Contempt on the 25th of July 2021. The Court issued a Show Cause Order related to this Motion on the 17th of September 2021. In this Motion, the Plaintiff is asking the court to hold the Defendant in Contempt and to grant a judgment in Plaintiff's Favor pursuant to the Judgment of Absolute Divorce entered on October 8,

The Circuit Court for Prince George's County may grant the relief requested unless the Defendant, Mauricio Rafael Romero, can show reason why the court should not grant the relief. Mauricio Rafael Romero must file a response to the motion on or before the 21st day of January, 2022.

If Mauricio Rafael Romero fails to respond within the time allowed, the court may enter a judgment by default and grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county for thirty (30) days by December 28, 2021.

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

140791 (11-25,12-2,12-9,12-16,12-23)

# **NOTICE**

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

Plaintiffs

Estate Of Enid Agnes Swannee and Reginald Weithers

Defendants IN THE CIRCUIT COURT FOR

# PRINCE GEORGE'S COUNTY, MARYLAND

**CIVIL NO. CAEF 19-13300** 

ORDERED, this 29th day of November, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4806 Medora Drive, 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 29th day of December, 2021 next, provided a copy of this notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 29th day of December, 2021, next.

The report states the amount of sale to be \$281,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk

(12-2,12-9,12-16) 140852

> Call 301-627-0900 for a quote.

# **LEGALS**

# PLAINTIFF'S NOTICE OF **PUBLICATION**

MAGDALENA FRANCO AÑEZ (f/k/a Magdalena Franco Romero)

Plaintiff

MAURICIO RAFAEL ROMERO

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

Case No. CAD 19-05449

NOTICE is hereby given this 17th day of November 2021, by the Cir-cuit Court for Prince George's County, that the Plaintiff has filed a Motion for Alternative Service on Motion for Release of Funds to Plaintiff, or, in the Alternative, Deposit of Funds in the Court Registry on the 10th of September 2021. In this motion, the Plaintiff is asking the court to order Realty Title Serv ices, Inc. to release the \$12,500 it holds in escrow related to this matter to the Plaintiff through counsel, or, in the alternative, to deposit said \$12,500 in this Court's Registry and set a hearing on the matter.

The Circuit Court for Prince George's County may grant the relief requested unless the Defendant, Mauricio Rafael Romero, can show reason why the Court should not grant the relief. Mauricio Rafael Romero must file a response to the Motion on or before January 30,

If Mauricio Rafael Romero fails to respond within the time allowed, the court may enter a judgment by default and grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county for thirty (30) days by December 31, 2021.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 140790 (11-25,12-2,12-9,12-16,12-23) PRINCE GEORGE'S COUNTY GOVERNMENT

# **Board of License**

Commissioners (Liquor Control Board)

REGULAR SESSION

**DECEMBER 28, 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

Brijeshbhai M. Patel, Managing Member/Authorized Person, for a Class A, Beer, Wine and Liquor for the use of Blue Sky Liquors MD, LLC, t/a Blue Sky Liquor, 6430 Central Avenue, Capitol Heights, 20743 transfer from Blue Sky Wine & Spirits, LLC, t/a Blue Sky Liquor, 6430 Central Avenue, Capitol Heights, 20743, Shaileshkumar C. Patel, Member-Manager.

Nicki Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Brinkley Spirits, Inc., t/a Kim's Liquors, 3223 Brinley Road, Temple Hills, 20748 transfer from Brinkley Spirits, Inc., t/a Kim's Liquors, 3223 Brinkley Road, Temple Hills, 20748, Rameshbhai President/Secretary/Treasurer, Young Joo Choi, Assistant Secretary.

Radwan Azam, Member-Manager, for a Class D, Beer and Wine for the use of Big Ben Convenience, LLC, t/a Big Ben Convenience Store, 805 Larchmont Avenue, Capitol Heights, 20743 transfer from A & J Sun, Īnc., t/a A & J Sun Market, 805 Larchmont Avenue, Capitol Heights, 20743, Anthony Odell Waddy, President/Secretary/Trea-

Muna Akther, President/Secretary/Treasurer, for a Class D, Beer for the use of 25 Hour Market, Inc., t/a 25 Hour Market, 3316 Dodge Park Road, Capitol Heights, 20743 transfer from 25 Hour Market, Inc., t/a 25 Hour Market, 3316 Dodge Park Road, Capitol Heights, 20743, Sekwang Yoo, President, Jane Son Decruise, Secretary.

# NEW- CLASS B(BLX), BEER,

WINE AND LIQUOR Christopher Feemster, Managing Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Piano Keys Restaurant and Lounge, LLC, t/a **Piano Keys Restaurant and Lounge**, 7651 Matapeake Business Drive, Brandywine, 20613.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, December 28, 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 may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard November 30, 2021

(12-9,12-16)

# THIS COULD BE YOUR AD!

Call

301-627-0900

for a quote.

# **NOTICE**

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

Substitute Trustees/

REYNA I. OCHOMOGO (DE-CEASED) 1001 Chillum Road

# Unit 108 Hyattsville, MD 20782 Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-07748

Notice is hereby given this 18th day of November, 2021, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1001 Chillum Road, Unit 108, Hyattsville, MD 20782, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of December, 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 20th day of December, 2021.

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

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

140810 (12-2,12-9,12-16)

# **LEGALS**

# NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 23, 2005, a certain Deed of Trust was executed by Stephen George Bess as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on January 4, 2006, in Book 23899, Page 514 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated August 11, 2015, and recorded on September 4, 2015, in Book 37392, Page 310, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on March 17, 2021, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 23, 2021 is

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on January 4, 2022 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as:

11316 Cherry Hill Road, Unit 204, Beltsville, MD 20705

Tax ID: 01-0078154

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland. The Secretary of Housing and Urban Development will bid

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share

of any real estate taxes that have been

paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit

a deposit totaling \$27,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$27,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

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

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

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

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

Date: November 18, 2021

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

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

(12-16,12-23,12-30)

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

# EXHIBIT "A"

Unit No. IIS 204 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision-Maryland Farms Condominium-Phase II", as per plat thereof recorded in Condominium Plat Book WWW-88 at Plat 4 through and including Plat 20 among the Land Records of Prince George's County, Maryland, being all of the land and premises declared to be subject to a horizontal property or condominium regime by a Master Deed dated the 31st of December, 1973, and recorded the 14th day of January, 1974 in Liber 4322 at folio 842, among the aforesaid Land Records, being in the first Election District.

The improvements thereon being known as 11316 Cherry Hill Road, Unit 204.

# The Prince George's Post IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900

# **LEGALS**

# 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 January 20, 2022 and will be heard on March 22, 2022. Those

Class D, Beer and Wine - 17 BW 70, 17 BW 71, 17 BW 72

Class B, BH, BLX, CI, DD, BCE, Class B, BFI, BLX, CI, DID, 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, January 5, 2022 at 7:00 p.m. and January 12, 2022 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://belo.pupgg.us.gr.you.may http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

# BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director December 3, 2021

> (12-9,12-16) 140889

# **NOTICE**

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

> Substitute Trustees/ Plaintiffs,

NADRA RICHARDSON DUNBAR ROBERT LOUIS DUNBAR 7617 Blanford Drive Fort Washington, MD 20744

In the Circuit Court for Prince

# George's County, Maryland Case No. CAEF 20-01962

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop erty mentioned in these proceedings and described as 7617 Blanford Drive, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contract the cont the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$287,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

140887 (12-9,12-16,12-23)

# **NOTICE**

ROBERT A. JONES, et al Plaintiffs, Substitute Trustees

ESTATE OF MARGARET L. LAWLEY Defendant(s)

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

Civil Action No. CAEF 21-07122

Notice is hereby given this 29th day of November, 2021, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4769 Towne Park Road, Suitland, MD 20746 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of December, 2021, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said County before the 29th day of December, 2021.

The Report of Sale states the amount of the sale to be \$253,000.00.

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

140874 (12-9,12-16,12-23)

# **COTTAGE CITY COMMISSION** FAIR SUMMARY OF EMERGENCY ORDINANCE 2021-01

**LEGALS** 

This is to give notice that on December 8, 2021, the Cottage City Commission adopted Emergency Ordinance 2021-01, to be effective December 8, 2021.

Emergency Ordinance 2021-01 adopts a revised budget due to the addition of American Recovery Plan Act (ARPA) funds for the 2021-2022 fiscal year for Cottage City. The revenues and expenditures are \$2,729,338.

Emergency Ordinance 2021-01 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

# COTTAGE CITY COMMISSION BY: CONSUELLA BARBOUR, TOWN MANAGER

140914 (12-16)

# **NOTICE**

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

> Substitute Trustees/ Plaintiffs,

GREGORY E. FRAZIER (DE-CEASED) 9613 Reiker Drive Upper Marlboro, MD 20774

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07142

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9613 Reiker Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$330,000.00.

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

# **NOTICE**

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

140890

Substitute Trustees/

(12-9,12-16,12-23)

ANCEL EKPENYONG 12215 Parkton Court Fort Washington, MD 20744

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-12033

Notice is hereby given this 3rd day of December, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the property mentioned in these proceedings and described as 12215 Parkton Court, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the content the c the contrary thereof be shown on or before the 3rd day of January, 2022, 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 3rd day of January, 2022.

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

MAHASIN EL AMIN

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

140886 (12-9,12-16,12-23)

# **NOTICE** JEREMY K. FISHMAN, et al.

Substitute Trustees

KIMBERLY WHITAKER AKA

KIMBERLY DIONE HILLIARD FT WASHINGTON, MD 20744

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

7400 JAFFREY RD

Civil Action No. CAEF 21-07161 Notice is hereby given this 18th day of November, 2021, by the Cir-cuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7400 JAFFREY RD, FT WASHINGTON, MD 20744, 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 20th day of December, 2021, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 20th day of December,

2021, next.

The Report of Sale states the amount of the sale to be Two Hundred Ninety Thousand Dollars (\$290,000.00).

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

140813 (12-2,12-9,12-16)