#### OFFICE OF CENTRAL SERVICES LAND ACQUISITION AND REAL PROPERTY DIVISION SURPLUS REAL ESTATE SALE



#### **INVITATION TO BID (ITB)**

**THIS NOTICE** is to inform the general public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-96tes for disposal under the terms within County Council Resolution CR-96-2021. The price listed for each property is the appraised Fair Market Value ("FMV"), and each property will be disposed at FMV value via public bid sale process unless otherwise specified per CR-96-2021. The County's Office of Central Service "(OCS") will formally release these properties for Invitation to Bid ("TTB") on January 3rd, 2022 and will be available for the public/Respondents to submit Expressions of Interest("EOI") bid proposals through close of business February 18th, 2022. Any questions or objections must be submitted to the Office of Central Services ("OCS") in writing no later than January 24th 2022. During this period Expressions of Interest will hater than January 24th, 2022. During this period, Expressions of Interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, Cashier's Check or wire payable to Prince George's County, Maryland and must be submitted by close of business February 18th, 2022. A separate deposit must be included for each expression of interest. Bid award announcements to the final selection of respondents will begin to March 14th 2022. Thereafter, all Expressions of Interest's subwill occur on March 14th, 2022. Thereafter, all Expressions of Interest's submission will be considered on an ongoing rolling basis. Upon review of the Proposals, OCS may, at its sole discretion, identify a short list of Respondents and has the sole and absolute discretion to conduct discussions with all, or some, of Respondents on the short-list via Best and Final Offer ("BAFO") submissions. OCS will notify Respondents and inform them of the results of the selection review process

Note: All land to be disposed via public sale has no structures or improvements and is being offered and shall be sold "as-is", "where is" and "with all faults" and Prince George's County nor the Office of Central Services shall make no warranties or representations, expressed or implied.

- 1. Tax Account Numbers 01-0022863; 01-0017384; 01-0016683; 01-0015610; 01-0000463; Tax Map 12, Grid F3, Parcel 34, Parcel 35; Block A, and Lots 1, 2 and 3; 4207, 4209, 4211, 4213, and 4217 Ammendale Road, Beltsville, MD 20705; 2.94 acres; Appraised value is \$455,000. (Resolution No. CR-96-2021 Map 1-A) Long-Form
- 2. Tax Account Number 01-0040766; Tax Map 12, Grid E3, Parcel 32; 11731 Old Gunpowder Road, Beltsville, MD 20705; 5.86 acres; Appraised value is \$252,000. (Resolution No. CR-96-2021 Map 1-B) Long-Form
- 3. Tax Account Numbers 10-1002963; 10-1002971; 10-1002989; 10-1002997; 10-1003003; 10-1003011; 10-1003029; 10-1003037; 10-1003045; 10-1003052; 10-1003060; 10-1003078; 10-1003086; 10-1003094; 10-1003102; 10-1003110; 10-1003128; 10-1003136; 10-1003144; 10-1003151; 10-1003169; 10-1003177; 10-1003185; 10-1003193; 10-1003201; 10-1003201; 10-10032027; 10-1003227; 10-1003236; 10-1003236; 10-10032364; 10-10032864; 10-10032864 10-1003193; 10-1003201; 10-1003219; 10-1003227; 10-1003284; 10-1003292; 10-1003295; 10-1003268; 10-1003292; 10-1003300; 10-1003318; 10-1003326; 10-1003334; 10-1003342; 10-1003359; 10-1003367; 10-1003375; 10-1003383; Lots 46-87 & Parcel 3, Block N "Montpelier Hills"; Plat Book NLP 146 at Plat 31; Elmshorn Way, Laurel, MD 20708; 4.41 acres; Appraised value is \$1,470,000. (Resolution No. CR-96-2021 Map 1-C) Long-Form
- 4. Tax Account 20-2176782; Tax Map 51, Grid D1, Part of Parcel 7 (Glenridge Jr. HS); 7200 Gallatin Street, Hyattsville, MD 20784; 7.0 acres; Appraised value is  $\rm n/a$ .

(Resolution No. CR-96-2021 Map 3-A)

\*Public conveyance to a public entity or instrumentality thereof.

5. Tax Account Number 13-1555267; Tax Map 59, Grid D3, Block H, Outlot EE10-747; 0 Flagstaff Street, Landover, MD 20785; 6,825 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 5-A) Short-Form

6. Tax Account Number 18-2092765; Tax Map 66, Grid A2, Lot 164, EE 10-747; 0.L. Street, Capitol Heights, MD 20743; 3,775 sq. ft.; Appraised value is \$4,000.

(Resolution No. CR-96-2021 Map 5-B) Short-Form

7. Tax Account Number 06-0604827; Tax Map 82, Grid A3, Lot 1; 2901 Ritchie Road, District Heights, MD 20747; 8,312 sq. ft.; Appraised

(Resolution No. CR-96-2021 Map 6-A) Short-Form

8. Tax Account Number 06-0604835; Tax Map 82, Grid A3, Lot 2; 2903 Ritchie Road, District Heights, MD 20747; 8,375 sq. ft.; Appraised value is \$35,000.

(Resolution No. CR-96-2021 Map 6-B) Short-Form

9. Tax Account Number 13-1391168; Tax Map 67, Grid B4, Parcel 87 – Ridgley School Bus Lot; 8507 Central Avenue, Capitol Heights, MD 20743; 2.17 acres; Appraised value is  $\rm n/a$ .

(Resolution CR-96-2021 Map 6-C)

\*Public conveyance to a public entity or instrumentality thereof.

10. Tax Account Number 06-0511220; Tax Map 90, Grid B3, Parcel 33; 0 Grey Eagle Drive, Upper Marlboro, MD; 2.86 acres; Appraised value is \$1,001,000.

(Resolution No. CR-96-2021 Map 6-D) Long-Form

11. Tax Account Numbers 13-1425891; 13-1425909; 13-1425933; Tax Map 60, Grid E4, Section 5; Lots 31, 32, and 35; 9401, 9441, and 9450 Peppercorn Place, Upper Marlboro, MD 20774; 13.26 acres; Appraised value is \$6,575,000.

(Resolution No. CR-96-2021 Map 6-E) Long-Form

12. Tax Account Number 18-2006302; Tax Map 73, Grid B2, Parcel 147; 0 Denise Drive, Capitol Heights, MD 20743; 11.99 acres; Appraised value is \$75,000.

(Resolution No. CR-96-2021 Map 7-A) Short-Form

13. Tax Account Number 18-2006294; Tax Map 73, Grid B2, Parcel 146; 0 Rollins Avenue, Capitol Heights, MD 20743; 2.73 acres; Appraised value is \$33,000.

(Resolution No. CR-96-2021 Map 7-B) Short-Form

14. Tax Account Number 18-2063667; Tax Map 72, Grid F2, Block 44, Lot 8; 0 Nova Avenue, Capitol Heights, MD 20743; 2,300 sq. ft.; Appraised value is \$3,000.

(Resolution CR-96-2021 Map 7-C) Short-Form

15. Tax Account Number 18-2041663; Tax Map 72, Grid F3, Block 36, Lots 47-48; 0 Gunther Street, Capitol Heights, MD 20743; 4,000 sq. ft.; Appraised value is \$10,000. (Resolution No. CR-96-2021 Map 7-E) Short-Form

16. Tax Account Number 18-1993500; Tax Map 72, Grid F3, Block 35, Lots 40-42; 0 Gunther Street, Capitol Heights, MD 20743; 6,500 sq. ft.; Appraised value is \$11,000. (Resolution No. CR-96-2021 Map 7-G) Short-Form

17. Tax Account Number 18-1998707; Tax Map 72, Grid D3, Block 62, Lots 1 & 42-46; 1204 Abel Avenue, Capitol Heights, MD 20743; 12,000 sq. ft.; Appraised value is \$85,000. (Resolution No. CR-96-2021 Map 7-H) Short-Form

Tax Account Number 18-2081115; Tax Map 66, Grid C1, Block 9, Lots 17-18; 0 Fiji Avenue, Landover, MD 20785; 6,250 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 7-I) Short-Form

19. Tax Account Numbers 06-0451716; 06-0542738; 06-0577676; Tax Map 89, Grid C2, Parts of Lots 20 & 21; Part eq. 436 acres fronting 63 feet on Woodland Road; and part of Lot 21 eq. 12,385 sq. ft.; 6305 Woodland Avenue, 6307 Woodland Avenue, and 0 Woodland Avenue, Landover, MD 20785; 45,900 sq. ft.; Appraised value is

(Resolution No. CR-96-2021 Map 7-J) Short-Form

20. (Resolution No. CR-96-2021 Map 7-J) Short-Form Tax Account Number 18- 2081156; Tax Map 66, Grid C1, Section 1, Block 8, Lots 13-16; 0 Elsa Avenue, Landover, MD 20785; 14,828 sq. ft.; Appraised

(Resolution No. CR-96-2021 Map 7-K) Short-Form

21. Tax Account Number 18-2071645; Tax Map 72, Grid F1, Block 33, Lots 17-23; 0 Clovis Avenue, Capitol Heights, MD 20743; 15,120 sq. ft.; Appraised value is \$85,000.

#### **LEGALS**

(Resolution No. CR-96-2021 Map 7-L) Short-Form

22. Tax Account Number 18-2047595; Tax Map 66, Grid C3, Block O, Lots  $47\text{-}48;\,421$  Cedarleaf Avenue, Capitol Heights, MD 20743; 5,100 sq. ft.; 5,100 sq. ft.; Appraised value is \$45,000.

(Resolution No. CR-96-2021 Map 7-M) Short-Form

23. Tax Account Number 18-2053742; Tax Map 66, Grid A4, Block B, Lot 92; 0 Davey Street, Capitol Heights, MD 20743; 1,900 sq. ft.; Appraised value is \$3,000.

(Resolution CR-96-2021 Map 7-N) Short-Form

24. Tax Account Numbers 18-2092351; 18-2092369; 18-2092377; 18-2092393; 18-2092385; 18-2092401; 18-2092427; 18-2092419; 18-2092435; Tax Map 66, Grid B4, Lot 76 ex 850 sq. ft. at FR; Lot 77 ex 780 sq. ft. at FR & Lot 78 ex 840 sq. ft.; Lot 79 ex, 940 sq. ft. at FR & Lot 80 ex 840 sq. ft. at FR; Lot 81 ex 1,050 sq. ft. at FR & Lot 82 ex 1,250 sq. ft. at FR; Lot 83 ex 1,450 sq. ft. at FR; 300 sq. ft. at S PT Lot 84; 100 sq. ft. at S PT Lot 85; 100 sq. ft. at S PT Lot 85; 100 sq. ft. at S PT Lot 87; 0 Maryland Park Drive, Capitol Heights, MD 20743; 9,319 sq. ft.; Appraised value is \$52,000.

(Resolution No. CR-96-2021 Map 7-O) Short-Form

25. Tax Account Numbers: 18-2018059; 18-2018067; 18-2018034; 18-2018042; 18-2017846; 18-2017820; 18-2017838; Tax Map 72, Grid F3, Block 47, Lots 29-31, 32-33, 34, 35-36, 37-40, 41-43, and 44-45; 0 Nova Avenue, Capitol Heights, MD 20743; 34,000 sq. ft.; Appraisal value is \$29,000.

(Resolution No. CR-96-2021 Map 7-P) Short-Form

MD 20743; 88,795 sq. ft.; Appraised value is \$37,000.

(Resolution No. CR-96-2021 Map 7-Q) Short-Form

27. Tax Account Numbers 18-2107464; 18-2118800; 18-2017853; 18-2017861; 18-2017879; 18-2017887; 18-2017895; 18-2017788; 18-2017796; 18-2017903; Tax Map 72, Grid F3, Block 46, Lots 24-29, 30-31, 32-33, 34-37, 38-41, 42-45, 46-50, 51-53, 54-57, and 58-61; Opus Avenue, Nova Avenue, Capitol Heights, MD 20743; 87,400 sq. ft.; Appraised value is \$75,000.

(Resolution No. CR-96-2021 Map 7-R) Short-Form

28. Tax Account Numbers 18-2017937; 18-2017945; 18-2018018; Tax Account Numbers 18-2017937; 18-2017945; 18-2018018; 18-2017986; 18-2017994; 18-2018000; 18-2018026; 18-2017952; 18-2017960; 18-2017978; Tax Map 72, Grid F3, Block 75, Lots 1-4, 32-35, and 36-37; Tax Map 72, Grid F4, Block 75, Lots 5-8, 9-10, 14-16, 17-20, 21-24, 25-29, 30-31; Opus Avenue, 59th Avenue, 60th Avenue, and Nova Avenue, Capitol Heights, MD 20743; 77,972 sq. ft.; Appraised value is \$40,000.

(Resolution CR-96-2021 Map 7-S) Short-Form

29. Tax Account Number 12-5509872; Tax Map 105, Grid A1, Lot 9, Potomac Business Park – Plat 8; 6500 Clipper Way, Oxon Hill, MD 20745; 12.19 acres; Appraisal value is \$2,010,000.

(Resolution No. CR-96-2021 Map 8-A) Long-Form

30. Tax Account Number 12-1203835; Tax Map 105, Grid D2, Parcel A-Birckner Tract; 7007-7200 Bock Road, Fort Washington, MD 20744; 15.52 acres; Appraised value is n/a.

(Resolution No. CR-96-2021 Map 8-B)

\*Public conveyance to a public entity or instrumentality thereof.

31. Tax Account Number 11-1176783; Tax Map 145, Grid E4, Parcel 288; 0 Brandywine Road, Brandywine, MD 20613; 11.76 acres; Appraised value is \$1,235,000.

(Resolution No. CR-96-2021 Map 9-A) Long-Form

32. Tax Account Number 11-1179233; Tax Map 145, Grid C1, Lot 34; 0 Williams Drive, Brandywine, MD 20613; 21,780 sq. ft.; Appraised value is \$65,000.

(Resolution No. CR-96-2021 Map 9-B) Short-Form

33. Tax Account Number 04-0259838; Tax Map 127, Grid E2, Section 4, Lot 1 Pt. Par 59; 0 Duley Station Road, Upper Marlboro, MD 20772; 14,113 sq. ft.; Appraised value is \$80,000.

(Resolution CR-96-2021 Map 9-C) Short-Form

All requests for further information or any objection to the sale of a property should be delivered via written notice to: The Office of Central Services, 1400 McCormick Drive, Room 336, Largo, Maryland 20774, Attn: Land Acquisition and Real Property (LARP) Division (or by e-mail at: OCS\_RealProperty@co.pg. md.us) and must be submitted by January 24th,

\*\*\*Please see our website below for detailed information\*\*\*

https://www.princegeorgescountymd.gov/887/Land-Acquisition-Real-Property



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(1-6,1-13,-20)

## **LEGALS**

THE TOWN OF CAPITOL HEIGHTS FAIR SUMMARY OF CHARTER AMENDMENT RESOLUTION 2022-08

A CHARTER AMENDMENT RESOLUTION TO REQUIRE CERTAIN QUALIFICATIONS AND RESTRICTIONS FOR CANDIDATES FOR ELECTED OFFICE IN THE TOWN OF CAPITOL HEIGHTS

This is to give notice that the Town Council of the Town of Capitol Heights voted to at a Public Hearing held on January 3, 2022 to approve Charter Amendment Resolution 2022-08, a Charter Amendment Resolution to require certain qualifications and restrictions for candidates for elected office in the Town of Capitol Heights. Charter Amendment Resolution 2022-08 will become effective on February 23, 2022, unless twenty percent of the registered voters petition by signature that this Charter Amendment go to a Ref-

Charter Amendment Resolution 2022-08 will amend the Charter to expressly require that no candidate may run for Town office that has a criminal conviction or has been removed from office, and to forbid holding an appointment to another Town office such as a board or committee. Furthermore, the sponsor herein wishes to require fingerprint and background checks as a condition for nomination to Town office. Finally, this Charter Amendment Resolution mandates that elected officials must maintain domicile in the Town during their term in office.

Charter Amendment Resolution 2022-08 is available for inspection by the public. As a result of the COVID-19 Pandemic, requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to TownClerk@capitolheightsmd.com. A copy of the Charter Amendment Resolution 2022-08 may be sent to you by email. Requests may be made during normal business hours 9:00 a.m. to 5:00 p.m. Monday through Friday.

TOWN COUNCIL OF THE TOWN OF CAPITOL HEIGHTS

BY: ROBIN BAILEY-WALLS, ACTING TOWN CLERK

141114

141113

(1-13,1-20,1-27,2-3)

#### **LEGALS**

Town of Upper Marlboro Special Election To Fill One Vacant Board of Town Commissioner Seat Tuesday, January 25, 2022 Polling Location: Town Hall: 14211 School Lane, Upper Marlboro, Maryland 20772

Polling Hours: 7:00 AM until 8:00 PM Town Voter Registration Deadline: Friday, January 14, 2022 Request Your Absentee Ballot: clerk@uppermarlboromd.gov **LEGALS** 

COHN, GOLDBERG & DEUTSCH, LLC

Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

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

#### 9701 TEMPLE HILL ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Robert F Silver, dated December 19, 2016 and recorded in Liber 39179, Folio 23 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$46,050.00, and an original interest rate of original principal balance of \$46,050.00, and an original interest rate of 4.148%, 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 18, 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 conditerms 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 \$5,000.00 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, fa 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 forcelowing purples the purchaser is the forceloging lander. 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 recell

other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the 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 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-atlanticauctioneers.com

<u>141020</u>

(12-30,1-6,1-13)

#### **LEGALS**

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

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

8011 MAXFIELD COURT CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Sandys A. Williams and Mary A. Williams, dated August 31, 2007, and recorded in Liber 28591 at folio 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

> **FEBRUARY 1, 2022** AT 9:30 AM

LL 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 \$36,000.00 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 astrict 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 firstly and it is the following the sale shall be voided as the purchaser. purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2012-27115)

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

(1-13)141086 (1-13,1-20,1-27)

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

3847 ST. BARNABAS RD., UNIT #T4 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007, recorded in Liber 27590, Folio 467 among the Land Records of Prince George's County, MD, with an original principal balance of \$114,877.56, 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 19, 2022 AT 10:33 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as follows: Unit numbered and lettered 3847 T-4 in the subdivision Known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to a master deed recorded among the land records of Prince George's County, Maryland, in liber 4127 at folio 366, and pursuant to the plats and plans for Marlow Towers Condominium, described in said master deed, recorded among said land records in plat book W.W.W. 79 at plats 82 thru 100, inclusive, and plat book W.W.W. 81 at plats 1 thru 15, inclusive. Being in the 6th Election District which has the address of 3847 ST. BARNABAS ROAD, SUITLAND, MD 20746.

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

Terms of Sale: A deposit of \$10,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

141018 (12-30,1-6,1-13)

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

Fax

301-627-6260

#### 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

#### 6426 JODIE ST. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated January 31, 2006, recorded in Liber 24384, Folio 232 among the Land Records of Prince George's County, MD, with an original principal balance of \$284,000.00, 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

#### JANUARY 25, 2022 AT 10:45 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 charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall nave no further liability. The defaulted purchaser shall nave no further liability

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

141046 (1-6,1-13,1-20)

#### LEGALS

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

# SUBSTITUTE TRUSTEES' SALE OF COMMERCIAL CONDOMINIUM

#### 10841 LANHAM SEVERN RD. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated August 29, 2006, recorded in Liber 26026, Folio 244 among the Land Records of Prince George's County, MD, with an original principal balance of \$367,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### FEBRUARY 1, 2022 AT 10:36 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered Ten, in Building 1 in the subdivision known as "Glendale Plaza Condominium" and more fully described in the aforesaid Deed of Trust.

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

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

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

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141082 (1-13,1-20,1-27)

#### 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

#### 10101 LINFORD TERR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated November 8, 2005, recorded in Liber 24428, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$499,999.00, 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

#### FEBRUARY 1, 2022 AT 10:40 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 \$62,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

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

#### 8665 RITCHBORO RD. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 24, 2004, recorded in Liber 19753, Folio 140 and re-recorded in Liber 46459, Folio 430 among the Land Records of Prince George's County, MD, with an original principal balance of \$153,265.00, 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

#### FEBRUARY 1, 2022 AT 10:42 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 \$11,000 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. 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. Purchaser is responsible for obtaining physical possession of the poon 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

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

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

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141084 (1-13,1-20,1-27) 141085 (1-13,1-20,1-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE B NELSON

Notice is given that Laura J Blankenship, whose address is 870 Pat Lane, Huntingtown, MD 20639, was on December 23, 2021 appointed Personal Representative of the estate of Louise B Nelson who 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 pro-bate 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 under-signed on or before the earlier of the

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

LAURA J BLANKENSHIP

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

141063

PO Box 1852 La Plata, MD 20646 301-392-6095

MICHELE R HARRIS ESQ

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

TO ALL PERSONS INTERESTED JOYCE M WRIGHT

Notice is given that Carole Ball, whose address is 5569 Vantage Point Rd, Columbia, MD 21044, was on December 20, 2021 appointed personal representative of the small estate of Joyce M Wright who died on February 20, 2020 with a will.

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

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Reg-ister 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; 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.

CAROLE BALL Personal Representative

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

Estate No. 116658 141106 (1-13)

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

**LEGALS** 

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES GEORGE THORPE

Notice is given that Christa Staab, whose address is 222 Sabine Avenue, Narberth, PA 19072, was on September 23, 2021 appointed Personal Representative of the estate of James George Thorpe who died on August 17, 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 23rd 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; 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.

CHRISTA STAAB Personal Representative

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

Estate No. 122085 141108 (1-13,1-20,1-27)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN E SUTTON

Notice is given that Anton Sutton, whose address is 6810 Surratts Road, Clinton, MD 20735, was on December 30, 2021 appointed Personal Representative of the estate of Karen E Sutton, who died on August 21, 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 represen-tative or the attorney.

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

ANTON SUTTON Personal Representative

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

Estate No. 123316

141109 (1-13,1-20,1-27)

#### **LEGALS**

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEANNINE LUCETTE BREINING

Notice is given that Cynthia J. Breining-Charland, whose address is 1636 W. Abingdon Street, Apt 301, Alexandria, VA 22314, was on December 16, 2021 appointed Personal Representative of the estate of Jeannine Lucette Breining who died on February 4, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th 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.

CYNTHIA J. BREINING-CHARLAND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 122497

141058 (1-6,1-13,1-20)

# **NOTICE**

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

Defendant(s)

Substitute Trustees Plaintiffs

DARLENE C. GLASCOE

CRAIG D. BASSIL ROBERT V. GLASCOE MAGGIE A. BASSIL (DECEASED) 902 Broderick Drive Oxon Hill, MD 20745

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03161

Notice is hereby given this 20th day of December, 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 902 Broderick Drive, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 succesive weeks before the 20th day of January, 2022.

The report states the purchase price at the Foreclosure sale to be \$402,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (12-30,1-6,1-13) 141013

#### **NOTICE**

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

Substitute Trustees/

Harold George Cheryl George FKA Cheryl W. Santos 15420 Candy Hill Road Upper Marlboro, MD 20772 Defendant(s).

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-01920

Notice is hereby given this 20th day of December, 2021, by the Cir-cuit Court for Prince George's ounty, Maryland, that the sale of the property mentioned in these candy Hill Road, Upper Marlboro, MD 20772, 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 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 20th 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

(12-30,1-6,1-13)

141012

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA A. ALLEY

Notice is given that Martin G. Oliverio, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on November 12, 2021 appointed Personal Representative of the estate of Patricia A. Alley who died on October 14, 2021 with a

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th 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 ob-tained from the Register of Wills.

MARTIN G. OLIVERIO Personal Representative

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

Estate No. 122847 141059 (1-6,1-13,1-20)

#### **NOTICE**

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

Substitute Trustees, **Plaintiffs** 

Velma R Winbush Personal Representative for the Estate of Michael Winbush

1793 Countrywood Court Hyattsville, MD 20785

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07143

Notice is hereby given this 29th 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 31st 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 31st day of

January, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$223,000.00. The property sold herein is known as 1793 Countrywood Court, Hyattsville, MD 20785.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141052 (1-6,1-13,1-20)

#### **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 30th 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 4769 Towne Park Road, Suitland, MD 20746 will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of January, 2022, 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 31st day of January, 2022.

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

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

True Copy—Test: Mahasin Él Amin, Clerk 141074 (1-6,1-13,1-20)

#### following dates: (1) Six months from the date of the decedent's death; or

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 123351

(1-6,1-13,1-20)

THE PRINCE

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#### **LEGALS**

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

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

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

dwelling.

141041

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

previously scheduled, on next day that court sits], on JANUARY 25, 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 \$12,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss

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

> > (1-6,1-13,1-20)

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

**LEGALS** 

#### SUBSTITUTE TRUSTEES' SALE OF IMPROVED

**REAL PROPERTY** 4526 POWDER MILL ROAD

**BELTSVILLE, MD 20705** Under a power of sale contained in a certain Deed of Trust from Charles Obiekwe, and Kimberlyn Obiekwe, dated May 11, 2007 and recorded in Liber 27912, Folio 578 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$280,000.00, 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 25, 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 \$30,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Substitute Trustees

141042 (1-6,1-13,1-20)

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

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

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

Under a power of sale contained in a certain Deed of Trust from Marlene A. Hudson Paige, dated November 19, 2002 and recorded in Liber 16539, Folio 695 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on February 19, 2002 and 19, 2002 ruary 8, 2018, in the Land Records of Prince George's County at Liber No. 40554, Fólio 386, with an original principal balance of \$123,950.00, and an original interest rate of 4.125%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 25, 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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, 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 (1-6,1-13,1-20) <u>141045</u>

#### **LEGALS**

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

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

## 1209 SHELL DUCK COURT UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Courtney A George, dated March 29, 2012, and recorded in Liber 33548 at folio 445 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 25, 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 such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the onice of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cettlement charges shall be home by the purchaser. If the Substitute Trustees 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 # 19-601270)

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**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RHONDA L CUNNINGHAM

Notice is given that Anthony Cunningham, whose address is 6801 Oak Hall Lane, Unit #2381, Columbia, MD 21045 was on December 21, 2021 appointed Personal Representative of the estate of Rhonda L Cunningham, who died on July 16, 2021 without á 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 on or before the 21st day of June,

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

(1) Six 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 CUNNINGHAM Personal Representative

REGISTER OF WILLS FOR Prince George's County P.o. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 122861 141067 (1-6,1-13,1-20)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF NIKEISHA JOYNER-WIGGINS

Notice is given that Charles E Wiggins, whose address is 5211 Deal Drive, Oxon Hill, Maryland 20745 was on December 22, 2021 appointed Personal Representative of the estate of Nikeisha Joyner-Wiggins, who died on June 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 shall file their objections with the Register of Wills on or before the 22nd day of June,

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; 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 E WIGGINS Personal Representative

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

Estate No. 122949 141069 (1-6,1-13,1-20)

#### **NOTICE**

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

> Substitute Trustees/ Plaintiffs,

PATRA KIDWELL 14816 Dolphin Way Bowie, MD 20721

Defendant(s).

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 14-13526

Notice is hereby given this 15th 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 14816 Dolphin Way, Bowie, MD 20721, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th 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 17th 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

141003 (12-30,1-6,1-13)

### NOTICE TO CREDITORS

# TO ALL PERSONS INTERESTED

Timber Court, Fort Washington, MD 20744 was on December 3, 2021 appointed Personal Representative of the estate of Jacqueline Robinson,

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

(1) Six months from the date of the

that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> SHERITA L SIMMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729

Estate No. 123014 141068 (1-6,1-13,1-20)

# NOTICE OF APPOINTMENT

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF

HELEN F BOVELLO

pointed Personal Representative of the estate of Helen F Bovello, who died on October 2, 2021 without a

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 15th day of June,

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

published notice or other written notice, notifying the creditor that the claim will be barred unless the by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

KATHLEEN A. MAYERS Personal Representative

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

141070 (1-6,1-13,1-20)

#### **NOTICE**

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

312 Beech Street Fort Washington, MD 20744  $\,$ Defendant(s)

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-23858

Notice is hereby given this 16th day of December, 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 312 Beech Street, Fort Washington, MD FIED AND CONFIRMED, unless January, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three succes-

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

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

141002

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM WINFIELD WILSON JR

Notice is given that Patricia A Evans, whose address is 1915 Colebrooke Drive, Temple Hills, MD 20748, was on November 12, 2021 appointed Personal Representative of the estate of William Winfield Wilson Jr who died on January 2, 2021

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 12th 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; or

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

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

PATRICIA A EVANS Personal Representative

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

Estate No. 122648

(1-6,1-13,1-20)141061

#### PRINCE GEORGE'S COUNTY GOVERNMENT

**BOARD OF LICENSE COMMISSIONERS** 

#### **NOTICE OF PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on February 24, 2022 and will be heard on April 26, 2022 Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 88, 17 BL 89, 17 BL 90

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

A virtual hearing will be held via Zoom on Wednesday, February 2, 2022 at 7:00 p.m. and February 9, 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://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 January 4, 2022

141104 (1-13,1-20)

#### **NOTICE**

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

Substitute Trustees,

Abdulai Kanu

Kadiatu Salamatu Bah 15722 Piller Lane

Bowie, MD 20716

Defendants

VS.

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-39198

Notice is hereby given this 6th day of January, 2022, 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 7th day of February, 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 7th day of February, 2022. The Report of Sale states the

amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 15722 Piller Lane, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141105 (1-13,1-20,1-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BLANCHE C JONES** 

Notice is given that Denise L Johnson, whose address is 9502 Townfield Place, Upper Marlboro, MD 20772, was on November 19, 2021 appointed Personal Representative of the estate of Blanche C Jones who died on January 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 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; 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.

DENISE L. JOHNSON Personal Representative

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

141062

Estate No. 122001 (1-6,1-13,1-20)

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

UPPER MARLBORO, MD 20773-1729

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIANA MARIE WALKER

Notice is given that Clifford S Walker, whose address is 15229 Noblewood Lane, Bowie, MD 20716 and Clifford S Walker Jr, whose address is 15229 Noblewood Lane, Bowie, MD 20716 were on November 24, 2021 appointed Co-Personal Representatives of the estate of Diana Marie Walker, who died on August 22, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills or before the 24th day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Regis-

ter 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; or
(2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills. CLIFFORD S WALKER CLIFFORD S WALKER JR Co-Personal Representatives

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

Estate No. 123060 141073 (1-6,1-13,1-20)

UPPER MARLBORO, MD 20773-1729

# **NOTICE**

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

CAMELIA H. STYLES

Substitute Trustees/ Plaintiffs,

5810 Athena Street Capitol Heights, MD 20743 Defendant(s).

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21095

Notice is hereby given this 10th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5810 Athena Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of February, 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 10th day of February, 2022.

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

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

(1-13,1-20,1-27)

141115

141039 (1-6.1-13.1-20)

# NOTICE OF APPOINTMENT

# NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF JACQUELINE ROBINSON

Notice is given that Sherita L Simms, whose address is 1915 Tall who died on September 20, 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 on or before the 3rd day of June, 2022.

of Wills with a copy to the undersigned, on or before the earlier of

decedent's death; or
(2) Two months after the personal epresentative 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

UPPER MARLBORO, MD 20773-1729

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Notice is given that Kathleen A.Mayers, whose address is 1405 Stateside Dr., Silver Spring, MD 20903 was on December 15, 2021 ap-

Further information can be ob-

Any person having a claim against

decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this

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

CERETA A. LEE

Estate No. 123079

CARRIE M. WARD, et al.

Plaintiffs MICHELE A. HAREWOOD

20744, made and reported by the Substitute Trustee, will be RATIcause to the contrary thereof be shown on or before the 17th day of sive weeks before the 17th day of January, 2022.

Mahasin Él Amin, Clerk (12-30,1-6,1-13)

#### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 7, 2005, a certain Deed of Trust was executed by John M. Beamon, and Dorothy J. Beamon as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on February 24, 2005, in Book 21504, Page 575 in the Office of the Land Records for Prince Georges County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 28, 2011, and recorded on March 23, 2011, in Book 32526, Page 318, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 28, 2019, 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 November 3, 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 25, 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:

18 North Huron Drive, Oxon Hill, MD 20745

Tax ID: 12-1199454

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 \$284,878.91

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 \$28,500.00 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 \$28,500.00 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 foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in 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: December 15, 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

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**

Lot numbered Twenty Four (24) in Block lettered D in the subdivision known as "Section 2, Forest Heights" as per plat thereof recorded among the Land Records of Said County in Plat Book BB 8 at folio 43

The improvements thereon being known as 18 North Huron Drive Tax ID # 12-1199454

141040 (1-6,1-13,1-20)

#### LEGALS

#### AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

5710 Junipertree Lane, Capitol Heights, MD 20743-6318

By virtue of the power and authority contained in a Deed of Trust from SHÍRLEY YVETTE MCSWAIN-GRÉEN and SYLVESTER W. GREEN, dated April 21, 2008 and recorded in Liber 29605 at Folio 609 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction, in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

#### **WEDNESDAY, JANUARY 19, 2022** AT 3:00 P.M.

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

LOTS NUMBERED SIX HUNDRED FIFTY-THREE (653) AND SIX HUNDRED FIFTY-FIVE (655), IN THE SUBDIVISION KNOWN AS "MARTIN DODGE'S SUBDIVISION OF CEDAR HEIGHTS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK BDS1 AT PLAT 29, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; BEING IN THE 18TH ELECTION DISTRICT.

TAX ID: 18-2033801

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

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.625% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

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

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

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

#### JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ÉRICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

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

140996 (12-30,1-6,1-13)

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

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

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

You must reclaim these vehicles by: 01/17/2022

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

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

2012	FORD	FOCUS	MD	5EK0785	1FAHP3N23CL288129
1998	DODGE	DURANGO	VA	L724264	1B4HS28YXWF193697
2001	HONDA	ACCORD			1HGCG56651A120293
2001	CHYRSLER	TOWN &	VA	UGC2678	2C8GP54L81R284155
		COUNTRY			
2003	GMC	YUKON	MD	3CM7561	1GKEK63U03J218895

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

2009	TOYOTA	YARIS	MD	3AF4936	JTDBT903991341824	
2002	MERCURY	LESABLE	VA	G90881	1MEFM50U52G642009	
2005	NISSAN	ALTIMA	MD	6DP3579	1N4BL11D55N430789	
2010	JEEP	COMMANDER	MD	606M642	1J4RG5GT4AC137601	
2000	TOYOTA	CAMRY	VA	UNF3162	4T1BG22K5YU647654	

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

2013 KIA MD 3DW9319 5XYKT3A13DG336119 141110 (1-13)

#### The Prince George's Post

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

#### LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

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

#### **5815 GARDEN DRIVE** CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Benjamin Jones, and Gwendolyn C. Jones, dated July 28, 2005 and recorded in Liber 23699, Folio 659, and re-recorded at Liber 39789, Folio 055 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$163,000.00, and an original interest rate of 3.250%, 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 18, 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 dwelling.

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure autotion. In such event, the defaulting purchaser shall be liable for the 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 berrower protection of whether the berrower protection of the convergence 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

141000 (12-30,1-6,1-13)

#### **LEGALS**

ROBERT Y. CLAGETT, ATTORNEY 14804 Pratt St., S. 201 Upper Marlboro, MD 20772 301-627-3325

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY M. BROWN

Notice is given that Charlotte I Chase, whose address is 15500 Marlboro Pike, Upper Marlboro, MD 20772, was on December 29, 2021 appointed Personal Representative of the estate of Dorothy M. Brown who died on December 1, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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 under-signed on or before the earlier of the following dates:

(1) Six 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.

CHARLOTTE I. CHASE Personal Representative

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

141107

P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 123416 (1-13,1-20,1-27)

Scott C. Speier 11300 Rockville Pike, Suite 112 Rockville, Maryland 20852

301-468-5657

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JULIO GUEVARA

Notice is given that Jose Elias Guevara, whose address is 2413 Hannon St, Hyattsville, MD 20783 was on December 16, 2021 appointed Personal Representative of the estate of Julio Guevara, who died on April 27, 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 on or before the 16th 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.

JOSE ELIAS GUEVARA Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Estate No. 122755

141071 (1-6,1-13,1-20)

Upper Marlboro, MD 20773-1729

#### **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 01/21/2022. 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 interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9780, 2017 LANDROVER VIN# SALRHBBK3HA023295 JAGUAR LANDROVER BETHESDA NORTH BETHESDA

LOT#9845, 2004 FLEETWOOD TRAILER VIN# 1EA1F302642809120 QUEENSTOWN MOTOR CO INC 9523 BALTIMORE AVE COLLEGE PARK

LOT#9852, 2009 CHEVROLET VIN# 3GNCA23BX9S580311 HOLABIRD TIRE & AUTO 6318 HOLABIRD AVE BALTIMORE

LOT#9857, 1997 FORD VIN# 1FTFX28L6VND45026 SUDDEN IMPACT COLLISION 1126 CRAIN HWY N GLEN BURNIE

LOT#9870, 2013 NISSAN VIN# 1N6BF0KM1DN100184 JUDGE AUTO GROUP INC 218 S. BRIDGE ST **ELKTON** 

LOT#9872, 2013 NISSAN VIN# 1N6BF0LY0DN106348 JUDGE AUTO GROUP INC 218 S. BRIDGE ST **ELKTON** 

LOT#9883, 2013 NISSAN VIN# 1N6BF0KLXDN105827 JUDGE AUTO GROUP INC 218 S. BRIDGE ST **ELKTON** 

LOT#9886, 1979 LINCOLN VIN# 9Y82S656033 AGE TO AGE AUTOMOTIVE 8625 OLD LEONARDTOWN RD HUGHESVILLE

LOT#9897, 2011 NISSAN VIN# IN8AE2KP3B9007233 WHITEHALL SHELL 7000 LAUREL BOWIE RD **BOWIE** 

LOT#9906, 2011 NISSAN VIN# JN8AS5MV5BW263896 HENRY SYLVESTER KERR 8446 ALLENSWOOD RD RANDALLSTOWN

LOT#9916, 2005 GMC VIN# 1GKDT13S652108778 SINEPUXENT AUTO BODY 11429 SINEPUXENT RD **BERLIN** 

LOT#9918, 2005 MERCURY VIN# 4M2ZU66K05UI09852 LOTHIAN SERVICE CENTER 5891 SOUTHERN MARYLAND LOTHIAN

LOT#9919, 2014 BMW VIN# WBA3C3C57EF985461 PASSPORT BMW 4730 AUTH PL SUITLAND

LOT#9922, 2006 CHEVROLET VIN# 2CNDL73F366081878 POOLESVILLE HARDWARE 19961 FISHER AVE **POOLESVILLE** 

TERMS OF SALE: CASH PUBLIC SALE The Auctioneer Reserves the right

Freestate Lien & Recovery Inc 610 Bayard Rd Lothian MD 20711 410-867-9079

to post a minimum bid.

141075 (1-6,1-13)

**LEGALS** 

#### **NOTICE OF**

# ABANDONED VESSEL

Notice is hereby given that the following vessel has been abandoned for more than 60 days on the property of Joe Newsome, at 18200 Richard Allen Street, Aquasco, MD 20608. Phone # 301-672-2578. The vessel is described as Trophy 2007 17' 0" Boat # MD 0346BZ, Hull ID #THMA59FSA707, Color, white. Application for title will be made in accordance with Section 8-722 of the Annotation Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the property within 30 days of this no-

(1-13)

141102

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

> TO ALL PERSONS INTERESTED **RUTH ESTELLE DAVIS**

Notice is given that William Lyle Poe, whose address is 8546 Coltrane Court, Ellicott City, Maryland 21043, was on December 2, 2021 appointed Personal Representative of the estate of Ruth Estelle Davis, who died on May 1, 2003 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 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 LYLE POE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1**72**9 UPPER MARLBORO, MD 20773-1729

Estate No. 118313 (12-30,1-6,1-13)141034

MICHAEL H JOSECK, ESQ 8850 Stanford Blvd Suite 2900 Columbia, MD 21045 301-575-0300

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

NOTICE IS HEREBY GIVEN that the Circuit court of St Johns county, FL appointed Scott Starkey, whose address is 15862 El Soccorro Loop, Corpus Christi, TX 78418, as the Personal Representative of the Estate of Richard Starkey who died on July 16, 2020 domiciled in Florida

The Maryland resident agent for service of process is Michael H. Joseck, whose address is 8850 Stanford Boulevard Suite 2900, Columbia, MD 21045

At the time of death, the decedent owned real or leasehold property in

PRINCE GEORGE'S CHARLES COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

(1) Six months from the date of the decedent's death; or

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other de-livery of the notice. Claims filed after that date or after a date extended by law will be barred.

SCOTT STARKEY Foreign Personal Representative

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

Estate No. 123270 (1-6,1-13,1-20) 141056

#### **NOTICE**

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

Substitute Trustees/ Plaintiffs,

ROBERT J. DEBNAM

5639 Rock Quarry Terrace District Heights, MD 20747 Defendant(s).

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-09886

Notice is hereby given this 27th 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 5639 Rock Quarry Terrace, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the content the proof he shown as the form trary thereof be shown on or before the 27th 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

27th 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 (1-6,1-13,1-20)

#### **LEGALS**

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

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

**10203 FORESTGROVE LANE BOWIE, MD 20721** 

Under a power of sale contained in a certain Deed of Trust from William Nelson Richie, and Carroll Stacey Mayers-Richie, dated April 23, 2007 and recorded in Liber 27748, Folio 197 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 25, 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 \$54,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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<u>141043</u> (1-6,1-13,1-20)

#### **LEGALS**

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

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

> 4114 MARBOURNE DRIVE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Tiffani A. Marks, dated February 8, 2008 and recorded in Liber 29370, Folio 290 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on June 28, 2017, in the Land Records of Prince George's County at Liber No. 39787, Folio 92, with an original principal balance of \$225,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 25, 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 \$16,000.00 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, legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser money at the note rate from the detailed of the Note. 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

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 7519 RIVERDALE ROAD, #1949 NEW CARROLLTON, MD 20784

Under a power of sale contained in a certain Deed of Trust from Vongie Newman, dated October 24, 2006 and recorded in Liber 26582, Folio 415 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$57,600.00, and an original interest rate of 4.375%, 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 18, 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$5,000.00 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 lement 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

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140998 (12-30,1-6,1-13)

#### LEGALS

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

#### 2264 PRINCE OF WALES COURT BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Folio 436 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$219,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 18, 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 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 \$31,000.00 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 ESENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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#### LEGALS

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# SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 6830 FLAGSTAFF STREET HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from William Elliott Lane III, dated March 4, 2009 and recorded in Liber 30527, Folio 370 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$186,558.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JANUARY 18, 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 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 \$14,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

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

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

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

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

#### 5018 69TH AVE. RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust dated June 13, 2011, recorded in Liber 32968, Folio 245 among the Land Records of Prince George's County, MD, with an original principal balance of \$377,189.00, 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

#### JANUARY 19, 2022 AT 10:27 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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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

#### 1529 WESLEY ST. LANHAM A/R/T/A GLENARDEN, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 6, 2005, recorded in Liber 23589, Folio 429 among the Land Records of Prince George's County, MD, with an original principal balance of \$145,000.00, 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.),

#### JANUARY 19, 2022 AT 10:29 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, 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 liqu

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<u>141016</u> (12-30,1-6,1-13)

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

#### 6809 CLINTON MANOR DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated August 15, 2006, recorded in Liber 26557, Folio 443 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

#### JANUARY 25, 2022 AT 10:47 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 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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within t

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141047 (1-6,1-13,1-20)

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

8021 SPRING ARBOR DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated September 13, 2019, recorded in Liber 42568, Folio 559 among the Land Records of Prince George's County, MD, with an original principal balance of \$391,773.00, 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

#### JANUARY 19, 2022 AT 10:31 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within t

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

(12-30,1-6,1-13)

141019

141017

#### 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

#### 6108 KILDARE CT. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 5, 2009, recorded in Liber 30771, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,794.00, 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 19, 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 \$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 charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

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

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#### 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

#### 6008 SEAT PLEASANT DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 2, 2007, recorded in Liber 28265, Folio 670 among the Land Records of Prince George's County, MD, with an original principal balance of \$253,600.00, 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

#### JANUARY 25, 2022 AT 10:49 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 \$53,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due 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 harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 51794-1)

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

(12-30,1-6,1-13) 141048 (1-6,1-13,1-20)

PRINCE GEORGE'S COUNTY GOVERNMENT

# **Board of License Commissioners**

(Liquor Control Board)

REGULAR SESSION

JANUARY 25, 2022

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

Sandipkumar G. Modi, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of A & K Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, 20743 transfer from Narendra Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, 20743, Meeta Shailesh Patel, Member-Man-

Priya K. Parel, Member-Manager/Sole Member, for a Class A, Beer, Wine and Liquor for the use of Priya Beverage, LLC, t/a Piscataway Liquors, 9814 Piscataway Road, Clinton, 20735 transfer from Piscataway Beverages, LLC, t/a Piscataway Liquors, 9814 Piscataway Road, Clinton, 20735, Chirag Patel, Member-Manager.

Siddhartha Maharjan, Member/Manager, for a Class B+, Beer, Wine and Liquor for the use of RMPB Enterprises, LLC, t/a Gee's, 3415 52nd Avenue, Cheverly, 20781 transfer from RMPB Enterprises, LLC, t/a Gee's, 3415 52nd Avenue, Cheverly, 20781, Prabhjot Singh Batra, Member.

Ho Chung Kim, Member-Manager, for a Class D, Beer and Wine for the use of AK Beverages, LLC, **t/a Lucky Beer & Wine**, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912 transfer from AK Beverages, LLC, t/a Lucky Beer & Wine, 6875 New Hampshire Avenue, Unit 5, Takoma Park, 20912, Andy Kim, Managing Member.

#### NEW- CLASS B(BLX), BEER, WINE AND LIQUOR

Qing Feng Chen, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Cajun Seafood Hyattsville, LLC, t/a Hook & Reel (Hyattsville), 3500 East West Highway, Hyattsville, 20782.

Jamil Jamaldinian, Managing Member, Mynor Hernandez, Managing Member for a Class B(BLX), Beer, Wine and Liquor for the use of GT Brandywine LLC, t/a The Greene Turtle, 15914 Crain Highway, Unit A, Brandywine, 20613.

#### NEW- CLASS B, BEER, WINE AND LIQUOR

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

Angel O Canales, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Pops Seafood, Inc., t/a Pop's Seafood, 7437 Annapolis Road, Landover, 20784.

Bloidei Dorzon, CEO, for a Class B, Beer, Wine and Liquor for the use of Huncho House, LLC, t/a Huncho House, 6541 American Blvd, Hyattsville, 20781.

Temi Ijiti, Member, for a Class B, Beer, Wine and Liquor for the use of TMI International, LLC, t/a Mason Restaurant and Bar, 4508 Annapolis Road, Bladensburg, 20710.

Zheng Hai Zheng, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Marlow Crab, Inc., t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, 20748.

Maria E. Santizo, President/Treasurer, David A. Santizo, Secretary, for a Class B, Beer, Wine and Liquor for the use of Acapulco Restaurant and Grill, Inc., t/a Acapulco Restaurant and Grill, 643-645 Main Street, Laurel, 20707.

Walter Andino, Member, Ioannis Korologos, Member, for a Class B, Beer, Wine and Liquor for the use of Cuscatlecos, LLC, t/a Double TT Diner, 14550 Baltimore Avenue, Laurel, 20707.

Cindy Chang, Owner, Ryan Wallen, Owner for a Class B, Beer, Wine and Liquor for the use of Cor Restaurant Group, LLC, t/a Cori's Modern Kitchen & Bar, 4710 Auth Place, Suite G1, Camp Springs,

Shneidine Jean Louis Adonis, Vice President, for a Class B, Beer, Wine and Liquor for the use of Laurenceau, LLC, t/a Chic Bar & Lounge, 300 Second Street, Laurel,

#### NEW- CLASS C, VETERANS, BEER, WINE AND LIQUOR

Masiel Guevara, President/Secretary, Bertha Davies, Manager for a Class C, Beer, Wine and Liquor for the use of Prince George's County Lodge, BPOE 1778, Inc., t/a Prince George's County Lodge 1778, 6700 Kenilworth Avenue, Riverdale Park,

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 25, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <a href="http://bolc.mypgc.us">http://bolc.mypgc.us</a> or you may email BLC@co.pg.md.us to request the link. Additional information

may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director January 4, 2022 141103

(1-13,1-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DARLENE LLOYD

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715 was on December 20, 2021 appointed Personal Representative of the estate of Darlene Lloyd, who died on July 2, 2021 without a will.

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

the following dates:
(1) Six months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PERRY J BECKER Personal Representative

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

Estate No. 121445 141072 (1-6,1-13,1-20)

#### LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE AD-MINISTRATION

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

Informational Hearing The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-WL-0000, 00-WQC-0000) which identifies each application. Address correspondence to: Tidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3571. Written comments or requests for a hearing must be received on or before February 1, 2022 , unless otherwise noted in the Public Notice.

\*Prince George's County\* 201660386/16-NT-0102: GREEN BRANCH, LLC, 2191 Defense Highway, Suite 400, Crofton, Maryland 21114, has applied to develop the mixed use Mill Branch Crossing development to consist of 190 townhomes, 408 apartments, and 13 commercial pad sites, and to widen U.S. Route 301 to Prince George's County standards. The project will include connection to off-site water and sewer lines, storm drain extension, stormwater management facilities, culvert replacement, and associated parking, lighting, and landscaping, in addition to the widening of U.S. Route 301. Regulated impacts are associated with site grading, filling, and removal of vegetation. The project will permanently impact 55,551 square feet of forested nontidal wetland, 1,963 square feet of emergent nontidal wetland, 54,643 square feet of the 25-foot nontidal wetland buffer, 742 square feet of the 100-year floodplain, and 2,044 square feet (156 linear feet) of a Use I waterway (Green Branch). The project will temporarily impact 1,618 square feet (212 linear feet) of a Use I waterway (Green Branch). The project is located at 3301 Mill Branch Road, Bowie, Maryland, 20716 in Prince George's County. Mitigation requirements have been met through the purchase of 2.6 acres of forested wetland mitigation credits from the Peige Wetland Mitigation Bank. Written comments, requests for a public informational hearing and requests to be included on the interested per-

#### LEGALS

sons list may be sent by February 1, 2022 to the Maryland Department of the Environment, Attn: Sara Albrecht, 1800 Washington Boulevard, Baltimore, MD 21230 or at sara.albrecht@maryland.gov or 410-537-3691. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

<u>141079</u> (1-13)

Byron L Huffman, Esq. PO Box 369 Columbia, MD 21045 410-381-3800

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

NOTICE IS HEREBY GIVEN that the Superior court of the District of Columbia appointed Juanita J. Jackson, whose address is 859 21 St, NE, #2, Washington, DC 20002, as the Personal Representative of the Estate of Helen J. Morse who died on May 14, 2020 domiciled in District of Columbia.

The Maryland resident agent for service of process is Sandra Lovelace, whose address is 708 Braeburn Drive, Fort Washington, MD

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

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

JUANITA J. JACKSON Foreign Personal Representative

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

P.O. BOX 1729 UPPER MARLBORO, MD 20773

Estate No. 123213 141028 (12-30,1-6,1-13)

# THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE

Jean Galloway Ball, Esquire 10511 Judicial Drive Fairfax, Virginia 22030 703-591-4900

**TODAY!** 

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

NOTICE IS HEREBY GIVEN that the Eighteenth Judicial Circuit court of Brevard county, Florida appointed Cypress Trust Company, by Gina Rall, whose address is 6115 N. Wickham Road, Melbourne, Florida, as the Curator of the Estate of John Ghulam Farouk who died on December 4, 2020 domiciled in Florida, United States.

The Maryland resident agent for service of process is Jean Galloway Ball.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

GINA RALL FOR CYPRESS TRUST COMPANY Foreign Personal Representative

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

CERETA A. LEE

141057

Estate No. 122966 (1-6,1-13,1-20) Linda M Brown 14405 Laurel Place, Suite 316 Laurel, MD 20707

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

240-264-6087

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINALD ALBERT CALHOUN SR

Notice is given that Reginald Calhoun Jr, whose address is 242 Hartmans Mill Road, Charlottesville, VA 22902 was on December 27, 2021 appointed Personal Representative of the estate of Reginald Albert Calhoun Sr, who died on March 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 shall file their objections with the Register of Wills on or before the 27th 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:

the following dates:
(1) Six 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.

REGINALD CALHOUN 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. 122005 141066 (1-6,1-13,1-20)

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

EKATERINA YUZHANINA UNITED NATIONS FED CREDIT UNION UNITED NATIONS FED CREDIT

UNION
CONNEXUS CREDIT UNION
RICHARD E CRAIG
GOVERNORS CONDOMINIUM
ASSOCIATION, LLC

Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000, Parcel No. 21-3595147

ANY UNKNOWN OWNER OF THE PROPERTY 9808 47TH PL, CONDO UNIT: 103, COLLEGE PARK, MD 20740-0000 Parcel No. 21-3595147, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

#### In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-14776

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-3595147 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland

to the plaintiff in this proceeding:
Unit 103, 2,159.0000 Sq.Ft. &
Imps. Governors Condo Ll
Assmt \$147,333 Lib 36147 Fl 385
Unit 103

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

141112

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 21-3595147 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 141087 (1-13,1-20,1-27)

#### 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 anytime within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

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

You must reclaim these vehicles by: 01/19/2022

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

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

 2000
 JEEP
 CHEROKEE
 MD
 6DTK79
 1J4GW48S4YC270962

 2019
 CHEVROLET IMPALA
 2G1105S35K9110861

 2002
 VOLVO
 C70
 MD
 T0039912
 YV1NC53D82J030718

 2003
 FORD
 E-250
 1FTNS24L23HA34995

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

2001 MERCEDES BENZ E-CLASS MD 8CS9880 WDBJF65J01B210366

2011 MITSUBISHI GALANT 4A32B2FF6BE022162 141111 (1-13)

#### LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

#### 9110 BANLEIGH LANE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Ronald Lewis Robinson, and Raychon Robinson, dated December 29, 2006 and recorded in Liber 27300, Folio 451 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 1, 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 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 \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

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(1-13,1-20,1-27)

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

#### 9508 DALMATIA DR. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated May 7, 2008, recorded in Liber 30028, Folio 626 among the Land Records of Prince George's County, MD, with an original principal balance of \$531,000.00, 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.),

#### JANUARY 25, 2022 AT 10:51 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 \$30,000 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 sale within ten days of final ratification of the sale by the Circuit Court. in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said reads over if such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 323657-1)

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> 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

141049

(1-6,1-13,1-20)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Monica J Washington, whose address is 6005

Crown Street, Seat Pleasant, MD 20743, was on December 16, 2021 appointed Personal Representative

of the estate of Gloria Jean Brown, who died on March 2, 2021 without

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 16th day of 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

(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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

MONICA J WASHINGTON

other delivery of the notice.

tative or the attorney.

the following dates:

decedent's death; or

IN THE ESTATE OF GLORIA JEAN BROWN

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LUCILLE HIETT

Notice is given that Terri A. March-Safbom, whose address is 8636 Skyward Court, Las Vegas, NV 89145, was on September 9, 2021 appointed Personal Representative of the estate of Mary Lucille Hiett who died on June 20, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 2022.

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

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

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

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

TERRI A. MARCH-SAFBOM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 121992

141032 (12-30,1-6,1-13)

141033

Estate No. 123107

REGISTER OF WILLS FOR

Prince George's County

(12-30,1-6,1-13)

UPPER MARLBORO, MD 20773-1729

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#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NAOMI P DAVENPORT

Notice is given that Janice M. Lee, whose address is 17501 San Fer-nando Mission Blvd, Granada Hills, CA 91344, was on November 1, 2021 appointed Personal Representative of the estate of Naomi P Davenport who died on May 28, 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 1st 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 ob-tained from the Register of Wills.

JANICE M. LEE Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 122526 (12-30,1-6,1-13)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

JUNIOR HARPER

Notice is given that Ardell Lockerman, whose address is 3516 Melrose Avenue, Forestville, MD 20747, was on November 24, 2021 appointed Personal Representative of the estate of Lucion Homes, who died on Sentence and Personal Representative of the estate of Lucion Homes, who died on Sentence are the sentence and the sentence and the sentence and the sentence are sentenced as a sentence and the sentence and the sentence are sentenced as a sentenced as a sentence are sentenced as a sentence are sentenced as a sentence ar of Junior Harper who died on September 28, 2021 with a will.

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

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

ARDELL LOCKERMAN Personal Representative

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

Estate No. 123003 (12-30,1-6,1-13)

#### ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

**LEGALS** 

MICHAEL GETACHEW WOLDEGERIMA HOMESPIRE MORTGAGE COR-HOMESPIRE MORTGAGE COR-PORATION Scott Goldschein MERS, Inc.

Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-

ANY UNKNOWN OWNER OF THE PROPERTY 6404 RIGGS RD, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1956911, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 21-16551

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1956911 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

8,134.0000 Sq.Ft. & Imps. Chillum Estates Lot 3 Blk B Assmt \$358,400 Lib 44414 Fl 077

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1956911 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 141100 (1-13,1-20,1-27)

#### ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

FAIRMONT COMMUNITY ASSN FAIRMONT COMMUNITY ASSN FAIRMONT COMMUNITY ASSN

FAIRMONT COMMUNITY ASSN Fairmont 1009 Condominium

Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1005 CHILLUM RD, CONDO UNIT: 210, HYATTSVILLE, MD 20782-0000, Parcel No. 17-3754462

ANY UNKNOWN OWNER OF THE PROPERTY 1005 CHILLUM RD, CONDO UNIT: 210, HY-ATTSVILLE, MD 20782-0000 Parcel No. 17-3754462, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-14777

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-3754462 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

368.0000 Sq.Ft. & Imps. The Fairmont 1005 Assmt \$48,667 Lib 34252 Fl 396 Unit 210

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number <u>17-3754462</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 141088 (1-13,1-20,1-27)

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**ORDER OF PUBLICATION** 

CHRISTOPHER BRUSZNICKI

Plaintiff,

4520 RHODE ISLAND AVE LLC 4520 RHODE ISLAND AVE LLC BRMK LENDING LLC BRMK LENDING LLC

First American Title Insurance Co. First American Title Insurance Co. Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4520 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1895143

ANY UNKNOWN OWNER OF THE PROPERTY 4520 RHODE IS-LAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1895143, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 21-14803

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1895143 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 38.39 (sm A 5/17/94 Cm To R5 5) 5,000.0000 Sq.Ft. Holladay Co Addn Blk A Assmt \$71,667 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1895143 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 141092 (1-13,1-20,1-27) **ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

4520 RHODE ISLAND AVE LLC 4520 RHODE ISLAND AVE LLC BRMK LENDING LLC BRMK LENDING LLC First American Title Insurance Co. First American Title Insurance Co. Occupant

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4522 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1965250

ANY UNKNOWN OWNER OF THE PROPERTY 4522 RHODE IS-LAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1965250, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

> In the Circuit Court for Prince George's County Civil Division

Defendants.

Case No.: CAE 21-14804

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1965250 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lts 36.37 (sma 5/17/94 Cm Tor 55) (entir E Imps Razed 7-1-2001) 5,000.0000 Šq.Ft. Holladay Co Addn Blk A Assmt \$71,677 Lib 41290 Fl 033

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1965250 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

(1-13,1-20,1-27)

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk

141093

The

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#### **LEGALS**

ORDER OF PUBLICATION

Plaintiff.

CHRISTOPHER BRUSZNICKI

JOAO M & ISABELLE M PEREIRA Occupant

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-

ANY UNKNOWN OWNER OF THE PROPERTY 521 OPUS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-2000388, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-14779

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-2000388 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 74.75.76 6,900.0000 Sq.Ft. & Imps. Capitol Heights Blk 30 Assmt \$163,200 Lib 43229 Fl187

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number <u>18-2000388</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 141090 (1-13,1-20,1-27)

#### **LEGALS**

DIANE K. KUWAMURA, ESQUIRE KUWAMURA LAW GROUP, P.A. 11140 Rockville Pike, Suite 500 Rockville, Maryland 20852 301-587-2241

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PATRICIA K. VANDERSALL** A/K/A PATRICIA KING VANDERSALL

Notice is given that Eric J. Vandersall, whose address is 12 Arell Court, Alexandria, Virginia 22304, was on November 8, 2021 appointed Per-sonal Representative of the estate of Patricia K. Vandersall A/K/A Patricia King Vandersall who died on September 1, 2021 with a will.

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

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

(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 J. VANDERSALL Personal Representative

141029

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729 Estate No. 122839

(12-30,1-6,1-13)

141065

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff,

DEAN WILLIAMS Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-1992973

ANY UNKNOWN OWNER OF THE PROPERTY 1007 59TH AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1992973, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-14780

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 18-1992973 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lts 5 Thru 7 L 4068 F 525 9,500.0000 Sq.Ft. & Imps. North Fairmont Hei Blk E Assmt \$320,700 Lib 42722 Fl 242

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 18-1992973 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk (1-13,1-20,1-27) 141091

#### **LEGALS**

**ORDER OF PUBLICATION** CHRISTOPHER BRUSZNICKI

Plaintiff,

MARION CIEPLAK

MARION CIEPLAK JAMES R WALLS SR & JR & TODD M WALLS David Prensky Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000, Parcel No. 09-5513772

ANY UNKNOWN OWNER OF THE PROPERTY BELLEFONT LN, CLINTON, MD 20735-0000 Parcel No. 09-5513772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 21-16545

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 09-5513772 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Pt Lot 42 Eq 1.66ac 1.6600 Acres. Belle Fonte Assmt \$255,000 Lib 32798 Fl 167

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and rethe 8th day of March 2022, and redeem the property with Parcel Identification Number 09-5513772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

141094

(1-13,1-20,1-27)

**ORDER OF PUBLICATION** 

CHRISTOPHER BRUSZNICKI

Plaintiff,

FOUNTAIN INVESTMENTS LLC FOUNTAIN INVESTMENTS LLC FOUNTAIN INVESTMENTS LLC FOUNTAIN INVESTMENTS LLC Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000, Parcel No. 18-

ANY UNKNOWN OWNER OF THE PROPERTY 827 CLOVIS AVE, CAPITOL HEIGHTS, MD 20743-0000 Parcel No. 18-1985878, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-14778

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 18-1985878 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Lots 31.32.33 6,000.0000 Sq.Ft & Imps. Gr Capitol Heights Blk 20 Assmt \$293,100 Lib 41995 Fl 584

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Iden-tification Number 18-1985878 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

(1-13,1-20,1-27)

141089

Prince George's County, Maryland

#### **LEGALS**

VERENA MEISER 8115 Maple Lawn Blvd, Suite 175 Fulton, MD 20759 410-489-1996

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGOT C LEHMAN

Notice is given that Andrea E Lehman, whose address is 119 Buck-ingham Ave, Trenton, NJ 08618, and Carole L Valliere, whose address is 7717 Twin Oaks Way, Laurel, MD 20723 were on November 9, 2021 appointed Co-Personal Representatives of the estate of Margot C Lehman who died on August 3, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives 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; or

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

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

ANDREA E LEHMAN CAROLE L VALLIERE Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122275

(1-6,1-13,1-20)

141060

DAMIAN J O'CONNOR 1501 Farm Credit Drive, Suite 2000 McLean, VA 22102 703-748-3400

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF **BRENDAN J POWERS** 

Notice is given that Mary K Matza, whose address is 305 Glen Echo Lane, Unit N, Cary, NC 27518, was on December 21, 2021 appointed Personal Representative of the estate of Brendan J Powers who died on August 15, 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 21st 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 under-signed on or before the earlier of the following dates:

(1) Six 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.

MARY K MATZA Personal Representative

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

Estate No. 123264 (1-6,1-13,1-20) 141064

Robert D. Wolfgang, Jr. Chesapeake Legal Services, LLC 29 H Atlantic Avenue Ocean View, DE 19970 302-537-4559

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

**DUFFIE E. DAWSON** 

Notice is given that Eric P. Dawson, whose address is 10513 N. Union Church Road, Lincoln, DE 19960, was on December 21, 2021 appointed Personal Representative of the estate of Duffie E. Dawson who died on September 13, 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 Wils on or before the 21st 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; 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.

ERIC P. DAWSON Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 122915 (1-6,1-13,1-20)

301.627.0900

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

JOHN DUDLEY & BARBARA DUDLEY Huntley Square Condominium Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1273002

ANY UNKNOWN OWNER OF THE PROPERTY 3341 HUNTLEY SQUARE DR, CONDO UNIT: 3341 B-2, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1273002, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 21-16546

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1273002 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit 3341-b-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$76,333 Lib 04699 Fl 038 Unit 3341 B

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1273002 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 141095 (1-13,1-20,1-27) ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,

FLETCHER V & ALICE M MARTIN FLETCHER V & ALICE M MARTIN ESTATE OF ALICE MARTIN ESTATE OF ALICE MARTIN Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7551 ABBINGTON DR, OXON HILL, MD 20745-0000, Parcel No. 12-193811

ANY UNKNOWN OWNER OF THE PROPERTY 7551 ABBING-TON DR, OXON HILL, MD 20745-0000 Parcel No. 12-1283811, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-16547

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1283811 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,800.0000 Sq.Ft. & Imps. River Ridge Estate Lot 37 Blk EYE Assmt \$251,767 Lib 04803 Fl 441

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 12-1283811 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
141096 (1-13,1-20,1-27)

#### **LEGALS**

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,

Leonet Outlaw Holly Hill Condominium Holly Hill Condominium Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0528562

ANY UNKNOWN OWNER OF THE PROPERTY 7108 DONNELL PL, CONDO UNIT: 7108 A1, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0528562, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-16548

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528562 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

7108-unit A-1 2,545.0000 Sq.Ft. & Imps. Holly Hill Condo- Assmt \$42,000 Lib 31897 Fl 297 Unit 7108 A

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0528562 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk 141097 (1-13,1-20,1-27)

#### ORDER OF PUBLICATION

Plaintiff,

CHRISTOPHER BRUSZNICKI

CHUKS NWAULU
MARLOW HEIGHTS
PROFESSIONAL
CENTER
CONDO
Occupant

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS,MD 20748-0000, Parcel No. 06-0483016

ANY UNKNOWN OWNER OF THE PROPERTY 4700 STAMP RD, CONDO UNIT: K-1, TEMPLE HILLS,MD 20748-0000 Parcel No. 06-0483016, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest Defendants.

In the Circuit Court for Prince George's County Civil Division

Case No.: CAE 21-16549

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0483016 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Unit K-1 1,927.0000 Sq.Ft. & Imps. Marlow Heights Pro Assmt \$38,700 Lib 43489 Fl 378 Unit K-1

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 06-0483016 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
141098 (1-13,1-20,1-27)

#### LEGALS

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

v. Plaintiff,
v. FRANCISCO
VASQUEZ
ESTATE OF FRANCISCO

VASQUEZ Occupant Unknown Owners

And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5604 RANDOLPH ST, HY-ATTSVILLE, MD 20784-0000, Parcel No. 02-0121277

ANY UNKNOWN OWNER OF THE PROPERTY 5604 RANDOLPH ST, HYATTSVILLE, MD 20784-0000, Parcel No. 02-0121277, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division

Civil Division
Case No.: CAE 21-16550

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0121277 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

6,176.0000 Sq.Ft. & Imps. Villa Heights Lot 35 Blk B Assmt \$224,500 Lib 43555 Fl 140

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 02-0121277 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
141099 (1-13,1-20,1-27)

ORDER OF PUBLICATION
CHRISTOPHER BRUSZNICKI

Plaintiff,

v.
TEDDY JACKSON & PETER

TATCHELL Occupant

Unknown Owners

And (for Maryland Annotated Code

14-836(b)(1)(v) purposes only)

Prince Georges County 1301 McCormick Drive CO Jared McCarthy Largo MD 20774

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2024 POWHATAN RD, HY-ATTSVILLE, MD 20782-0000, Parcel No. 17-1906858

ANY UNKNOWN OWNER OF THE PROPERTY 2024 POWHATAN RD, HYATTSVILLE, MD 20782-0000 Parcel No. 17-1906858, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

In the Circuit Court for Prince George's County Civil Division Case No.: CAE 21-16552

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1906858 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the plaintiff in this proceeding:

9,020.0000 Sq.Ft. & Imps. Raymond M Ager Pro Lot 6 Blk A Assmt \$266,833 Lib 39888 Fl 128

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

It is thereupon this 3rd day of January, 2022, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of March 2022, and redeem the property with Parcel Identification Number 17-1906858 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
141101 (1-13,1-20,1-27)

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