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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 6978 MAYFAIR TERRACE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Salif Sissoko, dated December 21, 2005 and recorded in Liber 24142, Folio 054 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$239,200.00, and an original interest rate of 7.000%, 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 15, 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 \$24,000.00 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, Christianna Kersey, and Michael McKeefery, Substitute Trustees

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 <u>www.melnicknewell.com</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4012 ENDERS LN. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated June 21, 2007, recorded in Liber 29734, Folio 392 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,000.00, 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

FEBRUARY 15, 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 \$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. 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 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 shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surp

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

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4009 CROYDON LN. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated May 25, 2017, recorded in Liber 39686, Folio 342 among the Land Records of Prince George's County, MD, with an original principal balance of \$313,824.00, 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 15, 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 \$31,000 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. The 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. 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 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 as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale ev

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

141176

(1-27)

(1-27,2-3,2-10)

<u>141178</u>

(1-27,2-3,2-10)

LEGALS



(1-27,2-3,2-10)

Town of Upper Marlboro Special Election To Fill One Vacant Board of Town Commissioner Seat <u>Tuesday, February 22, 2022</u>

Postponed From January 25, 2022

Polling Location: Town Hall: 14211 School Lane Upper Marlboro, Maryland 20772 Polling Hours: 7:00 AM until 8:00 PM

Questions: Town Clerk Clerk@uppermarlboromd.gov

<u>141177</u>

141161

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

To reclaim your vehicle, please call (301) 420-4012.

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

<u>YEAR</u>	MAKE	<u>MODEL</u>	<u>VIN</u>
2002	CHEVROLET	VAN1GCDM19	
2009	DODGE	CALIBER	1B3HB48A89D213478
2014	NISSAN	MAXIMA	1N4AA5AP6EC441024
2015	LINCOLN	MKZ	5LMCJ1A94FUJ22917
2003	FORD	ECONOLINE	1FTNE24283HB46022
2004	ACURA	TL	19UUA66254A052462
2007	CHRYSLER	300	2C3KA53G17H699273
2002	JEEP	GRAND CH	1J4GW48S42C13246
2008	MERCEDES	CL550	WDDEJ71X88A017292
2004	CHRYSLER	SEBRING	1C3EL65R44N413852
2006	LEXUS	GS300	JTHCH96S360012492
2000	TOYOTA	CAMRY	4T1BG22K0YU700020
2006	INFINITI	MX45	JNKBYD1E66L205592
2003	ISUZU	AXIOM	4S2DF58X634602109
2001	CHEVROLET	SUBURBAN	3GNFK16T21G230817
2008	MERCEDES	E350	WDBUF87X98B255617
1996	TOYOTA	AVALON	4T1BF12BXTU093338
2005	GMC	ENVOY	1GKET16S356126132
2004	JEEP	LIBERTY	1J4GL48K54W268364
2003	GMC	SIERRA	1GTEC19X33Z328404
2006	MERCEDES	C280	WDBRF54J56A857583
2015	VW	PASSAT	1VWBT7A38FC049873
2015	HYUNDAI	SONATA	5NPE24AF5FH252980
2018	TOYOTA	RAV-4	2T3BFREV8JW85149
2015	NISSAN	ALTIMA	1N4AL3AP2FC136605
2013	ZHNG	MOPED	LSYTCKPA4D1127826

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

700 QUARRY AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 14, 2007, recorded in Liber 29072, Folio 309 among the Land Records of Prince George's County, MD, with an original principal balance of \$252,000.00, 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

FEBRUARY 15, 2022 AT 10:44 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 \$20,000 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 ad-ditional 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible 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 phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 341391-1)

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 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

7405 GARRISON RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated November 20, 2006, recorded in Liber 26900, Folio 36 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,000.00, 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

FEBRUARY 15, 2022 AT 10:46 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 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 shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted

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

141182

(1-27,2-3,2-10) 141180

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

6320 CLINTON WAY CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 23, 2004, recorded in Liber 21023, Folio 176 among the Land Records of Prince George's County, MD, with an original principal balance of \$50,000.00, 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

FEBRUARY 8, 2022 AT 10:24 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be 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 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 tile. If they cannot deliver

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

www.ulexcooper.com

141123

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

9214 ROLLING VIEW DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31238, Folio 34 among the Land Records of Prince George's County, MD, with an original principal balance of \$173,000.00, 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

FEBRUARY 8, 2022 AT 10:26 AM

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

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Theruchaser 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 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 assed for all losses occasioned by the purchaser shall not be entitled to amy erosport will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the 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 shall not be entitled to any surplus proceeds resulting from said resale

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

141124

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

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

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 perior 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 any of ratification, subject to order of court, purchaser sall not be entitled to any so of ratification, subject to order of court, purchaser sall have no further liability. The defaulted purchaser shall no

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

141082

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

LEGALS

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

7029 MIGLIORI CT. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated May 31, 2000, recorded in Liber 13867, Folio 480 among the Land Records of Prince George's County, MD, with an original principal balance of \$154,914.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 8, 2022 AT 10:28 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 ESENCE 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 perior 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 any 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 shall nave no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shal

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

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 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 charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 76912-1)

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 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

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 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is reponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, einstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they consist d light of the other 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 EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 353219-1)

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

(1-20,1-27,2-3) 141084

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

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

141125

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900



Proudly Serving Prince George's County Since 1932

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 1, 2004, a certain Deed of Trust was executed by Agnes E Jones a/k/a Agnes Edith Crumpton Jones as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s) and was recorded on December 9, 2004, in Book 20862, Page 533 in the Office of the Land Records for Prince George's 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 October 31, 2008, and recorded on November 5, 2008, in Book 301 20 Page 419 in the office of the Land Records for Prince George's 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 September 8, 2021, was a Borrower has died and the Property is not the principal residence of a Borrower has died and the Property is not the principal residence of at least one surviving Borrower and no payment has been made suf-ficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of November 9, 2021. is \$164,983.04; and WHEREAS by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart 8, and by the Secretary's designation of me as Foreclosure Commissioner notice is hereby given that on February 15, 2022 at 11:30 am local time, all real and personal property at or used in connection with the following described premises(^f Property') will be sold at public auction to the highest bidder:

See attached Exhibit A

7735 Normandy Road, Commonly known as: Landover, MD 20785

Tax ID: 13-1422302

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

The Secretary of Housing and Urban Development will bid \$164,983.04.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$16,500.00 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 \$16,500.00 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 de-posits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Com-missioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided

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 Referendum.

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

<u>141114</u>

V.

and

and

and

George's

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

LEGALS ORDER OF PUBLICATION **ORDER OF PUBLICATION** JAMES SCHNEIDER JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v. THE ESTATE, PERSONAL REPRE-SAMUEL BURGESS SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF WILLIAM E. GASCH, BELIEVED RITA BURGESS TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER WILLIAM E. GASCH THE STATE OF MARYLAND and THE STATE OF MARYLAND PRINCE GEORGE'S COUNTY, and MARYLAND PRINCE GEORGE'S COUNTY, And heirs, devisees, personal repre-MARYLAND sentatives, and executors, administrators, grantees, assigns or And heirs, devisees, personal represuccessors in right, title, interest, unsentatives, and executors, adminisknown owners and any and all per-

trators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and prem-ises situate in the County of Prince George's

Property Address: 0 62nd Ave, Hyattsville, MD 20784 Account Number: 02 0119453

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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 Rep-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 y 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 March, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal repreentative 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.

CHRISTA STAAB Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122085 (1-13,1-20,1-27) 141108

NOTICE

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

VS.

\$210,000.00.

141115

a will.

Substitute Trustees/ Plaintiffs CAMELIA H. STYLES 5810 Athena Street Capitol Heights, MD 20743

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

MAHASIN EL AMIN

Clerk, Circuit Court for Prince George's County, MD

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Perry Becker, Esquire, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie

MD 20715, was on January 12, 2022 appointed Personal Representative

of the estate of Frances Veltina Lane, who died on June 30, 2020 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-tative or the attorney.

Any person having a claim against

the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of

(1) Six months from the date of the decedent's death, except if the dece-dent died before October 1, 1992,

nine months from the date of the

(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

the following dates

decedent's death; or

IN THE ESTATE OF FRANCES VELTINA LANE

True Copy—Test: Mahasin El Amin, Clerk

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 ibstitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the 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 contrary thereof be shown on or be-fore the 14th day of February, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each 10th day of February, 2022. of three successive weeks before the The report states the purchase price at the Foreclosure sale to be

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

Defendant(s).

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 Per-sonal 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 representative or the attorney.

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

ANTON SUTTON Personal Representative

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

Estate No. 123316 (1-13,1-20,1-27) 141109

NOTICE

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

Substitute Trustees/ Plaintiffs, vs.

BRUCE D. CHATMAN MARILYN Y. CHATMAN 12 Battersea Lane Fort Washington, MD 20744 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-21091

Notice is hereby given this 12th 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 12 Battersea Lane, Fort Washington, MD 20744, made

Plaintiff

herein. HÛD 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: January 11 2022

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: KEVIN HILDEBEIDEL Kevin Hildebeidel AIS#121218005 Cohn, Goldberg & Deutsch, LLC 600 Baltimore Avenue, Suite 208 Towson, MD 21204 410-296-2550 khildebeidel@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 again t 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 Thirty-three (33) in Block lettered "C" in the subdivision known as "Section 1, PALMER PARK", as per plat recorded in Plat Book WWW 23 at Plat 62, among the Land Records of Prince George's County, Maryland; being in the 13th Election District of said County. The improvements thereon being known as 7735 Normandy Road.

141159

Description: 28,091.0000 Sq. Ft. Map 073 Grid A4 Par 258 Assmt: \$2,800 Liber/Folio: 5526/42 Assessed To: Samuel and Rita Burgess

sons having or claiming to have any

interest in the property and prem-

ises situate in the County of Prince

Property Address: 0 Brooke Rd,

Capitol Heights, MD 20743

Account Number: 18 2047991

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00422

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

Property Address: 0 Brooke Rd, Capitol Heights, MD 20743 Account Number: 18 2047991 Description: 28,091.0000 Sq. Ft. Map 073 Grid A4 Par 258 Assmt: \$2,800 Liber/Folio: 5526/42 Assessed To: Samuel and Rita Burgess

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022 warning all persone intersected 2022, warning all persons interested in the said properties to be and ap-pear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin El Amin, Clerk 141170 (1-27,2-3,2-10) Description: 26,440 Sq. Ft. Oaklyn Lot 14 Blk E Assmt: \$9,200 Liber/Folio: 3904/343 Assessed To: Gasch William E.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00419

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

Property Address: 0 62nd Ave, Hyattsville, MD 20784 Account Number: 02 0119453 Description: 26,440 Sq. Ft. Oaklyn Lot 14 Blk E Assmt: \$9.200 Liber/Folio: 3904/343 Assessed To: Gasch William E.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the incertion of a conv of this Order

the insertion of a copy of this Order in the Prince George's Post, a news-paper having a general circulation in Prince George's County, once a work for three verses week for three successive weeks on or before the 11th day of February, 2022, warning all persons interested in the said properties to be and ap-pear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Com-plaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Prop-erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 141173 (1-27,2-3,2-10)

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.

other delivery of the notice.

PERRY BECKER, ESQUIRE Personal Representative

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

Estate No. 118245 (1-27,2-3,2-10)

141191

14th day of February, 2022. The report states the purchase price at the Foreclosure sale to be \$792,000.00.

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

141140 (1-20,1-27,2-3)

LEGALS

NOTICE

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

Abdulai Kanu

AND

Kadiatu Salamatu Bah

15722 Piller Lane Bowie, MD 20716 Defendants

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 men-tioned 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, pro-vided 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)

Proudly Serving Prince George's County Since 1932

(1-27,2-3,2-10)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board) **REGULAR SESSION**

FEBRUARY 2, 2022

- 1. t/a Famous Lounge Michele Tekam, Member, for a Class B(R), Beer, Wine and Liquor for the use of Spectrum Lounge College Park, LLC, t/a Famous Lounge, 5010 Brown Station Road #150, Upper Marlboro, 20772. – Request for a Special Entertainment Permit.
- 2. Neville Nugent, CEO, Food Vi-sion, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708, Class B, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Maryland Annotated Code 26-1903 a licensed holder may not provide entertainment unless authorized to do and R.R. No. 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County.
- 3. t/a Mad Cow Grill Neville Nugent, CEO, for a Class B, Beer, Wine and Liquor for the use of Foodie Vision, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708. - Request for a Special Entertainment Permit.
- 4. Giles Fletcher II, President/Vice President/Secretary/Treasurer, Strick's Inc., t/a Strick's Restaurant, 3211 Branch Avenue, Silver Hill, 20748, Class B, BL+, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R. No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit: On Tuesday October 26, 2021, at approximately 11:05 am one (1) underage male operative (20 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Śtrick's Restaurant located at 3211 Branch Avenue, Silver Hill, MD 20748. The operative asked the bartender for one (1) 12 oz bottle of Miller Light (beer). The bartender did not checked ID and accepted the payment (money exchange).
- 5. Sekwang Yoo, President, Jane Son Decruise, Secretary, 25 Hour, Inc., t/a 25 Hour Market, 3316 Dodge Park Road, Landover, 20785, Class D(R), Beer and Wine is summonsed to show cause for nonpayment of the Rules and Regulations for Prince George's County; R.R. No. 83 (Alcohol Awareness) of the Rules and Regulations for Prince George's County and 26-1902.1 of the Maryland Alcoholic Beverage Anode (An appr

holder, Jose Valladares, Stockholder, t/a OMG Restaurant Bar and Lounge, 1401 University Blvd E, Unit # G-12, 13 & 14, Hyattsville, MD 20783, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about August 4, 2020 a new application for a Class B, Beer, Wine and Liquor was filed, that on or about October 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in use within the required time from the board's approval in August 4, 2021. Licensee represented by Robert Kim, Esquire.

- 9. Vu Phi Hoang, Vice President, James Pham, President, t/a C Crab, 4823 Allentown Road, Suitland, MD 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about April 26, 2021 a application for a Class B(BLX), Beer, Wine and Liquor was filed, that on or about July 27, 2021 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted.
- Rhonda M. Hall, Managing Member, t/a Ladies 1st Cigar, 6402 Coventry Way, Clinton MD 20735, Class D, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about January 27, 2021 a new application for a Class D, Beer and Wine was filed, that on or about March 23, 2021 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee represented by Traci Scudder, Esquire.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, February 2, 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 http://bolc.mypgc.us_or_you_may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

LEGALS

ORDER OF PUBLICATION

EPHESIANS NEW TESTAMENT

SERVE ON: ANDREW J. LEES,

SERVE ON: RICHARD S. GOLD,

SHARON M. COOPER, TRUSTEE

STERLING E. SCHUMAN, JR.,

(All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

RHONDA L. WEAVER, ACTING

County and known as:)

PRINCE GEORGE'S COUNTY, MARYLAND

COUNTY ATTORNEY

THE PROPERTY:

UNKNOWN OWNERS OF

4301 FORESTVILLE ROAD

right, title and interest

DISTRICT HEIGHT, MD 20747

The unknown owner's heirs, de-

visees, and Personal Representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince George's County, Maryland CASE NO.: CAE 21-16581

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of

Maryland, sold by the Collector of

Defendant(s)

4301 FORESTVILLE ROAD

DISTRICT HEIGHT, MD 20747

Attest:	
Terence Sheppard Director	
January 20, 2022	
141184	

DARNELLE BROWN

V.

RESIDENT AGENT

f/k/a PROVIDENT BANK

CHURCH

M&T BANK

PRESIDENT

AND

AND

AND

AND

AND

AND

SERVE ON:

TRUSTEE

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: Forestville To camp Springs, 41,382.0000 Sq. Ft. & Imps., Assmt \$485,000 Map 089 Grid F3 Par 061 Lib 27848 Fl 562, tax account no. 06-0486894, Deed ref. 27848/562 and assessed to Ephesians New Testament Church.

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

It is thereupon this 18th day of January, 2022, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general general circulation in Prince George's County once a week for three (3) successive weeks on or before the 11th day of February, 2022. warning all persons interested in the to appear in this Court by propert the 22nd day of March, 2022 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 141172 (1-27, 2-3, 2-10)

LEGALS

ORDER OF PUBLICATION

JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF RUBY K. EDWARDS, BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER RUBY K. EDWARDS

and

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JAMES F. EDWARDS BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER JAMES F. EDWARDS

and

THE STATE OF MARYLAND

and

(1-27)

Plaintiff

PRINCE GEORGE'S COUNTY,

ALS	
ORDER OF PUBLICATION	ORDER OF PUBLICATION
JOB HERNANDEZ V. Plaintiff	JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014
CLIFFORD SCOTT HAGER	Plaintiff
AND	v.
JOSEPH FRANKLIN HAGER	UNISTAR PROPERTIES, LLC (FORFEITED)
AND	and
(All persons having or claiming to have an interest in the property sit-	THE STATE OF MARYLAND
uate and lying in Prince George's County and known as:)	and
16931 MATTAWOMAN LANE WALDORF, MARYLAND 20601	PRINCE GEORGE'S COUNTY, MARYLAND

AND

PRINCE GEORGE'S

COUNTY, MARYLAND SERVE ON:

RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

16931 MATTAWOMAN LANE WALDORF, MARYLAND 20601

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 21-16562

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

All that property in Prince George's County described as: Green Acre Far Ms Acreage, 5.8300 Acres, Assmt \$25,300 Map 164 Grid A3 Par 018 Lib 13317 Fl 183, tax account no. 05-0343590, Deed ref. 13317/00183 and assessed to Joseph F. Hager and Clifford S. Hager.

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

It is thereupon this 18th day of January, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for (3) successive weeks on or before the 11th day of February, 2022, warning all persons interested in the property to appear in this Court by the 22nd day of March, 2022 and redeem the property described above omplaint after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

ER OF PUBLICATION Paulette Lundy The Lundy Law Group LLC 5850 Waterloo Road Ste. 140 Columbia, Maryland 21045 410-405-7996

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GODFREY MAYNOR SR.

Notice is given that Vernon Maynor, whose address is 105 Wil-lowbrook Drive, North Brunswick, NJ 08902, and Godfrey Maynor Jr.,whose address is 10702 Lock-ridge Drive, Silver Spring, MD 20904 were on January 13, 2022 appointed Co-Personal Representa-tives of the estate of Godfrey Maynor Sr., who died on May 31, 2021 without a will.

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

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

VERNON MAYNOR GODFREY MAYNOR JR. **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. 123312 141190 (1-27,2-3,2-10)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGA

LEGALS

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

trators, grantees, assigns or

successors in right, title, interest, un-

known owners and any and all per-

sons having or claiming to have any

interest in the property and prem-

ises situate in the County of Prince

Description: Lots 72, 73, 74, 75

9,161.0000 sq. ft. Gr Capitol Heights

Assessed To: Unistar Properties LLC

In the Circuit Court for

Prince George's County, Maryland

Case No.: CAE 22-00420

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty in the State of Maryland,

County of Prince George's, sold by

the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in

Description: Lots 72, 73, 74, 75

9,161.0000 sq. ft. Gr Capitol Heights

Assessed To: Unistar Properties LLC

The Complaint states, among other

things, that the amounts necessary for redemption have not been paid,

although more than six (6) months from the date of sale has expired.

It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for

ORDERED, that notice be given by

the insertion of a copy of this Order

in the Prince George's Post, a news-

paper having a general circulation

in Prince George's County, once a week for three successive weeks on

or before the 11th day of February

2022, warning all persons interested in the said properties to be and ap-pear in this Court by the 22nd day

of March, 2022, and redeem the

Property, and answer the Com-plaint, or thereafter a final judgment

will be rendered foreclosing all rights of redemption in this Prop-

Property Address: 0 Ute Wav

Account Number: 18 2069102

Property Address: 0 Ute Way

Account Number: 18 2069102

George's

Blk 39

Assmt: \$35,500.00

this proceeding:

Assmt: \$35,500.00

Liber/Folio: 20727/691

Prince George's County;

Blk 39

Liber/Folio: 20727/691

Certified hol Awareness employee must be present on the licensed premises at all times); and R.R. No. 32 of the Rules and Regulations for Prince George's County (Inspections: Uncoopera-tive).To wit: On Tuesday, August 17, 2021, at approximately 2:10 p.m., one (1) underage male operative (20 years old) of the Prince George's County Cadet Program and one (1) undercover police of-ficer from the Prince George's County Police Department entered the 25 Hour Market located at 3316 Dodge Park Road, Landover, MD 20785. The operative retrieved one (1) 4 pack bottles of Seagram's Escape Strawberry Daiquiri from the refrigerator while the officer watched. The cashier made the sale and did not request ID from the operative. The age of the employees could not be determined, employee records were requested but could not be produced, employees on the premises were not alcohol awareness certified and employees were uncooperative.

6. Harjinder Singh, Member/ Authorized Person, Sunanda S Rana, Member-Manager, t/a El Toro Liquors, 9107 Riggs Road, Adelphi, MD 20774, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about June 28, 2018 a new application for a Class A, Beer, Wine and Liquor was filed, that on or about August 28, 2018 approval by the Board was granted to the issuance of the license; the license has not been placed in use within the required time from the Board's approval on December 3, 2020. Licensee represented by Robert Kim, Esauire.

7. Baldomero Avalos, t/a El Charro, 933 Fairlawn Avenue, Laurel, MD 20707, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about July 20, 2020 a new application for a Class B, Beer, Wine and Liquor was filed, that on or about Öctober 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee represented by Joseph Trevino, Esquire.

8. Oscar Hernandez, Member Manager, Paola S. Aguilar Diaz, StockMAKYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Glenn Hills Rdwy, Temple Hill, MD 20748 Account Number: 06 0477513 Description: 27,582 Sq. Ft. Glenn Hills Lots 9.10 Assmt: \$27,800 Liber/Folio: 3710/416 Assessed To: Edwards James F. and Ruby K.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00421

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

Property Address: 0 Glenn Hills Rdwy, Temple Hill, MD 20748 Account Number: 06 0477513 Description: 27,582 Sq. Ft. Glenn Hills Lots 9.10 Assmt: \$27,800 Liber/Folio: 3710/416 Assessed To: Edwards James F. and Ruby K.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 18th day of Jan-uary, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper buying a compact circulation paper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 11th day of February, 2022, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of March, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 141175 (1-27,2-3,2-10) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD

True Copy-Test: Mahasin El Amin, Clerk 141171 (1-27,2-3,2-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAPHINE WALL-MURPHY

Notice is given that Donte Harvey, whose address is 10506 Broadleaf Drive, Upper Marlboro, MD 20774, was on January 14, 2022 appointed

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 14th day of

Any person having a claim against

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

representative mails or otherwise delivers to the creditor a copy of this other delivery of the notice.

thereafter. Claim forms may be ob-tained from the Register of Wills.

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

erty and vesting in the Plaintiff a free and clear of all encum brances.

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

True Copy—Test: Mahasin El Amin, Clerk 141174 (1-27,2-3,2-10)

> Ralph W. Powers, Jr. Ralph W. Powers, Jr., P.C. 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEFFERY W. BROWN

Notice is given that Ralph W. Powers, Jr., whose address is 5415 Water Street, Upper Marlboro MD 20772, was on December 15, 2021 appointed personal representative of the small estate of Jeffery W. Brown, who died on November 15, 2016 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 claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

RALPH W. POWERS, 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. 115347 141187 (1-27)

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NELSON ROBERTO LOZANO

Notice is given that Evelyn Lozano, whose address is 3709 Kennedy Place, Hyattsville, MD 20782, was on January 11, 2022 appointed Personal Representative of the estate of Nelson Roberto Lozano, who died on September 3, 2021 without a will.

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-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 11th day of July, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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 ob-tained from the Register of Wills.

EVELYN LOZANO Personal Representative

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

141157

Estate No. 123275 (1-20,1-27,2-3)



Personal Representative of the es-tate of Daphine Wall-Murphy, who died on October 15, 2021 without a will.

July, 2022.

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

(2) Two months after the personal 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

DONTE HARVEY Personal Representative

Estate No. 123279 141189 (1-27,2-3,2-10)

LEGALS			ALS		ALS
ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI	ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI	ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI	ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI	ORDER OF PUBLICATION	File No. 20-PG-JF-1007
Plaintiff,	Plaintiff,	Plaintiff,	Plaintiff,	PLAINTIFF,	ORDER OF PUBLICATION
7.	v.	V.	v.	VS.	Jeffrey Frantz
ULIA WHYTE	ATMAN OGR INC	CHUKS NWAULU	ATMAN OGR INC	RHEBA WINGO	c/o William M. O'Connell, Esquir Law Office of William M.
ESTATE OF ORRIN WHYTE ESTATE OF ORRIN WHYTE	ATMAN OGR INC ATMAN OGR INC	MARLOW HEIGHTS PROFESSIONAL CENTER CONDO	ATMAN OGR INC ATMAN OGR INC	and	O'Connell, LLC 124 South Street, Suite 4
Occupant Jnknown Owners	Occupant	Occupant	Occupant		Annapolis, MD 21401
	Unknown Owners	Unknown Owners	Unknown Owners	ESTATE OF MELVIN F. WINGO	Tel. (410) 230-1800, Plaint
And (for Maryland Annotated Code 4-836(b)(1)(v) purposes only)	And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)	And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)	And (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)	and	VS.
				FIRTS GENERAL MORTGAGE	Vernon L. Owens, and Prince George's County, Marylan
rince Georges County 301 McCormick Drive	Prince Georges County 1301 McCormick Drive	Prince Georges County 1301 McCormick Drive	Prince Georges County 1301 McCormick Drive	COMPANY	
CO Jared McCarthy Jargo MD 20774	CO Jared McCarthy Largo MD 20774	CO Jared McCarthy Largo MD 20774	CO Jared McCarthy Largo MD 20774	and	And
	5	0	C .	PRINCE GEORGE'S COUNTY,	All other persons having or claiming to have an interest in the pro-
ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY	ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY	ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY	ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY	MARYLAND	erty situate and lying in Prir
NTEREST IN THE PROPERTY	INTEREST IN THE PROPERTY	INTEREST IN THE PROPERTY	INTEREST IN THE PROPERTY	and	George's County and known as:
001 EAST RIDGE RD, ACCO- CEEK, MD 20607-0000, Parcel No.	9710 THORNCREST DR, FORT WASHINGTON, MD 20744-0000,	4700 STAMP RD, CONDO UNIT: L- 1, TEMPLE HILLS, MD 20748-0000,	9708 THORNCREST DR, FORT WASHINGTON, MD 20744-0000,	All unknown owners of the prop-	6917 Crafton Ln
5-0406199	Parcel No. 05-3414695	Parcel No. 06-0483024	Parcel No. 05-3414687	erty and any person having or claiming to have an interest in the	Clinton, MD 20735
ANY UNKNOWN OWNER OF	ANY UNKNOWN OWNER OF	ANY UNKNOWN OWNER OF	ANY UNKNOWN OWNER OF	property known as: 9102 Utica	Legal Description: 10,013 SQ FT Imps. Crestview Manor Lot 18 Bl
THE PROPERTY 3001 EAST RIDGE RD, ACCOKEEK, MD 20607-0000	THE PROPERTY 9710 THORN- CREST DR, FORT WASHINGTON,	THE PROPERTY 4700 STAMP RD, CONDO UNIT: L-1, TEMPLE	THE PROPERTY 9708 THORN- CREST DR, FORT WASHINGTON,	Place, Upper Marlboro, MD 20774, Lot numbered seven (7) in Block let-	Account ID: 09-0858985
arcel No. 05-0406199, the unknown	MD 20744-0000 Parcel No. 05-	HILLS, MD 20748-0000 Parcel No.	MD 20744-0000 Parcel No. 05-	tered "H"in the subdivision known	Deed Ref.: 36378/615 Assessed to: Owens, Vernon L.,
wner's heirs, devisees, and per- onal representatives and their or	3414695, the unknown owner's heirs, devisees, and personal repre-	06-0483024, the unknown owner's heirs, devisees, and personal repre-	3414687, the unknown owner's heirs, devisees, and personal repre-	as "PLAT THREE, SPRINGDALE", as per plat thereof recorded in Plat	
ny of their heirs, devisees, execu- ors, administrators, grantees, as-	sentatives and their or any of their heirs, devisees, executors, adminis-	sentatives and their or any of their heirs, devisees, executors, adminis-	sentatives and their or any of their heirs, devisees, executors, adminis-	Book WWW 22 at Plat No. 28, among the land records of Prince	Defenda
igns, or successors in right, title	trators, grantees, assigns, or succes-	trators, grantees, assigns, or succes-	trators, grantees, assigns, or succes-	George's County, Maryland	In the Circuit Court for Prince George's County, Maryla
nd interest Defendants.	sors in right, title and interest Defendants.	sors in right, title and interest Defendants.	sors in right, title and interest Defendants.	DEFENDANTS.	Case Number: CAE 21-1478
In the Circuit Court for	In the Circuit Court for	In the Circuit Court for	In the Circuit Court for	In the Circuit Court for	The object of this proceeding is secure the foreclosure of all rights
Prince George's County Civil Division	Prince George's County Civil Division	Prince George's County Civil Division	Prince George's County Civil Division	Prince George's County, Maryland Case No.: CAE 22-00429	redemption in the following pro
Case No.: CAE 21-16554	Case No.: CAE 21-16557	Case No.: CAE 21-16558	Case No.: CAE 21-16553		erty, situate in Prince Georg County and described as:
The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is to	The object of this proceeding is to secure the foreclosure of all rights of	<u>6917 Crafton Ln, Clinton, M</u>
ecure the foreclosure of all rights of edemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	secure the foreclosure of all rights of redemption in the following prop-	redemption in the following prop- erty, lying and being in the Prince	20735
ty Parcel Identification Number 5-0406199 in Prince George's	erty Parcel Identification Number 05-3414695 in Prince George's	erty Parcel Identification Number 06-0483024 in Prince George's	erty Parcel Identification Number 05-3414687 in Prince George's	George's County, Maryland and sold by the Office of Finance, Col-	Legal Description: 10,013 SQ F
county, sold by the Collector of axes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	County, sold by the Collector of Taxes for the Prince George's	lector of Taxes of said State and County to the Plaintiff in this pro-	Imps. Crestview Manor Lot 18 Bll Account ID: 09-0858985
County and the State of Maryland	County and the State of Maryland	County and the State of Maryland	County and the State of Maryland to the plaintiff in this proceeding:	ceeding.	Deed Ref.: 36378/615
the plaintiff in this proceeding:	to the plaintiff in this proceeding:	to the plaintiff in this proceeding:	1 1 0	Account No.: 20-2279081	Assessed to: Owens, Vernon L.
ract 7 Cactus hill I Acreage .8200 Acres. & Imps. Assmt	2.1400 Acres. Jackson Estates Lot 3 Assmt \$33,033 Lib 20865 Fl 210	Unit L-1 1,927.0000 Sq.Ft. & Imps. Marlow Heights Pro	2.2300 Acres. Jackson Estates Lot 2 Assmt \$33,300 Lib 20865 Fl 210	Known as: 9102 Utica Place, Upper Marlboro, MD 20774	The Complaint states, amo other things, that the amounts n
473,633 Map 150 Grid D1 Par 31 Lib 15867 Fl 437	The complaint states, among other	Assmt \$37,100 Lib 43489 Fl 378 Unit L-1	The complaint states, among other		essary for redemption have not b paid, although more than six
	things, that the amounts necessary		things, that the amounts necessary for redemption have not been paid.	The Complaint states, among other things, that the amounts necessary	months from the date of sale has pired.
The complaint states, among other nings, that the amounts necessary	for redemption have not been paid.	The complaint states, among other things, that the amounts necessary	1 1	for redemption have not been paid. It is thereupon this 18th day of Jan-	It is thereupon this 18th day
or redemption have not been paid.	It is thereupon this 18th day of January, 2022, by the Circuit Court	for redemption have not been paid.	It is thereupon this 18th day of January, 2022, by the Circuit Court	uary, 2022, by the Circuit Court for Prince George's County, Maryland	January, 2022, by the Circuit Co for Prince George's County;
It is thereupon this 18th day of anuary, 2022, by the Circuit Court	for Prince Georges County, That no- tice be given by the insertion of a	It is thereupon this 18th day of January, 2022, by the Circuit Court	for Prince Georges County, That no- tice be given by the insertion of a	ORDERED, that notice be given by	ORDERED, that notice be given by the insertion of a copy of the section of a copy of the section of a copy of the section of t
	copy of this order in some newspa-	for Prince Georges County, That no-	copy of this order in some newspa- per having a general circulation in	the insertion of a copy of this Order in some newspaper having a gen-	Order in a newspaper having a g eral circulation in Prince Georg
or Prince Georges County, That no-	ner having a general circulation in	two no given by the incortion of a	Prince Caracter Country and	eral circulation in Prince George's	County once a week for three s
ice be given by the insertion of a opy of this order in some newspa-	per having a general circulation in Prince George's County once a	tice be given by the insertion of a copy of this order in some newspa-	Prince George's County once a	County once a week for 3 successive	concina marks before the 11th 1.
ice be given by the insertion of a opy of this order in some newspa- per having a general circulation in	Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the	copy of this order in some newspa- per having a general circulation in	week for 3 successive weeks, warn- ing all persons interested in the	weeks warning all persons inter-	February, 2022, warning all pers
ice be given by the insertion of a opy of this order in some newspa- er having a general circulation in 'rince George's County once a veek for 3 successive weeks, warn-	Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by	copy of this order in some newspa- per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-	week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by	weeks warning all persons inter- ested in the property to appear in this Court by the 22nd day of	cessive weeks, before the 11th day February, 2022, warning all persi interested in the said properties be and appear in this Court by
ice be given by the insertion of a opy of this order in some newspa- per having a general circulation in Prince George's County once a veek for 3 successive weeks, warn- ng all persons interested in the property to appear in this Court by	Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and re- deem the property with Parcel Iden-	copy of this order in some newspa- per having a general circulation in Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by	week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and re-	weeks warning all persons inter- ested in the property to appear in this Court by the 22nd day of March, 2022 and to redeem the property and answer the Com-	February, 2022, warning all persinterested in the said properties be and appear in this Court by 22nd day of March, 2022 and
for Prince Georges County, That no- tice be given by the insertion of a copy of this order in some newspa- per having a general circulation in Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and re- deem the property with Parcel Iden- tification Number <u>05-0406199</u> and	Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and re-	copy of this order in some newspa- per having a general circulation in Prince George's County once a week for 3 successive weeks, warn- ing all persons interested in the	week for 3 successive weeks, warn- ing all persons interested in the property to appear in this Court by	weeks warning all persons inter- ested in the property to appear in this Court by the 22nd day of March, 2022 and to redeem the	February, 2022, warning all pers

week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of March 2022, and redeem the property with Parcel Iden-tification Number <u>05-0406199</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

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

the 22nd day of March 2022, and re-deem the property with Parcel Iden-tification Number <u>05-3414695</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

(1-27, 2-3, 2-10)

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

141165

<u>141167</u>

the 22nd day of March 2022, and rethe 22nd day of March 2022, and re-deem the property with Parcel Iden-tification Number <u>05-3414687</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. encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

True Copy—Test: Mahasin El Amin, Clerk (1-27,2-3,2-10) 141168

rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encum-

MAHASIN EL AMIN

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

(1-27,2-3,2-10)

brances.

Interested in the said properties to be and appear in this Court by the 22nd day of March, 2022 and re-deem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclos-ing all rights of redemption in this Perperty and vertice in the Plaintiff 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

<u>141169</u> (1-27,2-3,2-10)

week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of March 2022, and redeem the property with Parcel Iden-tification Number <u>06-0483024</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.

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

The Prince George's Post

Your Newspaper of Legal Record

IT PAYS TO ADVERTISE

Events, Businesses, Legal Notices

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

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

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

Serving Prince George's County Since 1932

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, 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 payt day that court sits] on **FEBRUARY 1** reviously 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 de-scribed 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 titled 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 fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of proceeding and entry of the payment of any deficiency in the purchase price. f resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute 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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

LEGALS

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

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

518 WILSON BRIDGE DRIVE UNIT 6719 D2 OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Ariel P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded in Liber 23751, Folio 235 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,000.00, and an original interest rate of 8.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to David Wigner for earther the terms there is due to be 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 8, 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 de-scribed 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 \$7,400.00 by certified funds only (no cash will be accepted) is required at the time of titled tunds 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 fa-cilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substi-tute 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

E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9401 SHERIDAN ST. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Flux dated June 22, 2018, recorded in Liber 41592, Folio 101 among the Land Records of Prince George's County, MD, with an original principal balance of \$186,850.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

FEBRUARY 8, 2022 AT 10:20 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 ad-ditional 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 ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recepture 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 phys-ical 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 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, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 348082-3)

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

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

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

141121

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

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

LEGALS

<u>141112</u>

(1-13,1-20,1-27) 141120

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

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 un-dersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 1, 2022

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 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 prop-erty 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 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees 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 # <u>2012-27115</u>)

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

(1-13.1-20.1-27)141119

(1-20,1-27,2-3) 141122

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1811 TULIP AVE. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated January 8, 2007, recorded in Liber 27142, Folio 43 among the Land Records of Prince George's County, MD, with an original principal balance of \$228,000.00, 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 on

FEBRUARY 8, 2022 AT 10:22 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 af-fecting 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 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 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 respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical 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, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot dollvar one or the other or if ratification of the calo is depined by the cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENcouraged to find the tensor of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 345536-2)

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

12609 HEMING LANE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Estate of Judith A. Stevens, dated October 10, 2008, and recorded in Liber 30090 at folio 606 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 ad-dress 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 8, 2022

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcitite the runctors if the property is purchased by an optime them. 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 prop-erty 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602406)

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

Plaintiff,

LEGALS

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff. v. CANDELARIA CACNAHUARAY

CAHUANA Huntcrest 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 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000, Parcel No. 12-1333632

ANY UNKNOWN OWNER OF THE PROPERTY 3140 BRINKLEY RD, CONDO UNIT: 101, TEMPLE HILLS, MD 20748-0000 Parcel No. 12-1333632, 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 21-14782

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1333632 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:

2,336.0000 Sq.Ft. & Imps. Hunt-crest Condomin Assmt \$44,000 Lib 45163 Fl 393 Unit 101 Bldg 7

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspar 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1333632</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

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff,

CHRISTINE YOUNG FROST SUBDIVISION HOA 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 2934 BUCKTHORN CT, LANHAM, MD 20706-0000, Parcel No. 13-1463223

ANY UNKNOWN OWNER OF THE PROPERTY 2934 BUCK-THORN CT, LANHAM, MD 20706-0000 Parcel No. 13-1463223, 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 21-14787

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1463223 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:

1,500.0000 Sq.Ft. & Imps. Frost Sub Plat 3 Lot 60 Blk A Assmt \$230,800 Lib 41010 Fl 196

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-Per 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>13-1463223</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 Él Amin, Clerk (1-20, 1-27, 2-3)141131

LEGALS

v.

JOHN E KOHL

Unknown Owners

Prince Georges County 1301 McCormick Drive

CO Jared McCarthy

Largo MD 20774

21-2355774

and interest

Occupant

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

THE ROYAL BALLROOM LLC THE ROYAL BALLROOM LLC Occupant Unknown Owners

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

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

v.

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13701 OLD JERICHO PARK RD RD, BOWIE, MD 20720-0000, Parcel No. 14-1580745

ANY UNKNOWN OWNER OF THE PROPERTY 13701 OLD JERI-CHO PARK RD RD, BOWIE, MD 20720-0000 Parcel No. 14-1580745. 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 21-14788

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 14-1580745 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:

5.7700 Acres. & Imps. Assmt \$2,569,400 Map 022 Grid C4 Par 071 Lib 41667 Fl 323

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per 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 15th day of March 2022, and re-deem the property with Parcel Iden-tification Number <u>14-1580/745</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 <u>141132</u> (1-20,1-27,2-3)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

And (for Marvland Annotated Code

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

7305 DICKINSON AVE, COLLEGE

PARK, MD 20740-0000, Parcel No.

ANY UNKNOWN OWNER OF

THE PROPERTY 7305 DICKINSON

AVE, COLLEGE PARK, MD 20740-

0000 Parcel No. 21-2355774, the un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

In the Circuit Court for

Prince George's County Civil Division

Case No.: CAE 21-14789

The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number

21-2355774 in Prince George's County, sold by the Collector of Taxes for the Prince George's

County and the State of Maryland

Ashford & Kell Ys Sub Sq 19

Lots 18.19 4,626.0000 Sq.Ft. &

Imps. College Park- Blk E Assmt

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid.

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a

copy of this order in some newspa-per having a general circulation in Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the property to appear in this Court by the 15th day of March 2022, and re-deem the property with Parcel Iden-tification Number <u>21-235274</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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

<u>141133</u>

\$368,867 Lib 16273 Fl 260

to the plaintiff in this proceeding:

Defendants

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

CHRISTOPHER BRUSZNICKI Plaintiff,

JACQUETTE V TYLER Occupant Unknown Owners

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

ORDER OF PUBLICATION

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 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000, Parcel No. 06-0652495

ANY UNKNOWN OWNER OF THE PROPERTY 7114 BELTZ DR, DISTRICT HEIGHTS, MD 20747-0000 Parcel No. 06-0652495, 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 21-14807

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 06-0652495 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:

10,106.0000 Sq.Ft. & Imps. Forest Manor Lot 12 Blk 5 Assmt \$319,300 Lib 38250 Fl 107

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>06-0652495</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 <u>141139</u> (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

AI I KONG WONG & WEN Y KONG Bedford Towne Condo. 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 7985 RIGGS RD, CONDO UNIT: 7985-8, HYATTSVILLE, MD 20783-0000, Parcel No. 17-1886050

ANY UNKNOWN OWNER OF THE PROPERTY 7985 RIGGS RD, CONDO UNIT: 7985-8, HY-ATTSVILLE, MD 20783-0000 Parcel No. 17-1886050, 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 21-14801

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-etty Parcel Identification Number 17-1886050 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:

Bldg 15 Unit 7 985-8 3,000.0000 Sq.Ft. & Imps. Bedford Towne Cond Assmt \$60,000 Lib 14165 Fl 299 Unit 7985-8

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>17-1886050</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

<u>141135</u> (1-20,1-27,2-3)

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLTON EUGENE DUSTIN SR

Notice is given that Carlton E Dustin Ir. whose address is 1649 Forest Hill Court, Crofton, MD 21114 and Donald Dustin, whose address is 7801 Chestnut Avenue, Bowie, MD 20715, were on November 3, 2021 appointed Co-Personal Representatives of the estate of Carlton Eugene Dustin Sr who died on October 9, 2021 with a will.

Further information can be ob-tained 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd 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 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.

CARLTON E DUSTIN JR DONALD DUSTIN **Co-Personal Representatives**

CERETA A. LEE REGISTER OF WILL PRINCE GEORGE'S P.O. BOX 1729 UPPER MARL ROPO		Cereta A. I Register O Prince Gec P.O. Box 17 Upper Mar
141155	Estate No. 122805 (1-20,1-27,2-3)	141156

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MARY LARRINSER SMITH

Notice is given that Kia D Gilmore, Waldorf, MD 20603 and Tara L Smith, whose address is 1806 Encore Terrace, Severn, MD 21144, were on October 13, 2021 appointed Co-Personal Representatives of the estate of Mary Larrinser Smith who died on September 2, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives 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 13th day of April, 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.

KIA D GILMORE TARA L SMITH **Co-Personal Representatives**

141162

-1729	CERETA A. LEE REGISTER OF W PRINCE GEORG P.O. BOX 1729	/ills For
122805	UPPER MARLEO	Estate No. 122488
27,2-3)	141156	(1-20,1-27,2-3)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6600 FOSTER STREET DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Sonia A. Staples, dated March 18, 2009, and recorded in Liber 30475 at folio 580 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

FEBRUARY 15, 2022

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcititute Tructors if the property is purchased by an ontify other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601413)

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

(1-27, 2-3, 2-10)141183 McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

LEGALS

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1212 CHAPELWOOD LANE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Vincent Dawes, dated September 28, 2015, and recorded in Liber 37532 at folio 627 among the Land Records of PRINCE GEORGE'S COUNTY, Mary-land 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 County, County, County, Waite Prince 2007 (2007) Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

FEBRUARY 15, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcitive Tructors, if the property is purchased by an online other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-602289

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

(1-27, 2-3, 2-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALENCIA R PULLEY

Notice is given that Tammy Edwards, whose address is 3922 Woodreed Drive, Brandywine, MD 20613, was on January 5, 2022 appointed Personal Representative of the estate of Valencia R Pulley who died on December 10, 2021 with a will.

Further information can be ob-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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 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 ob-tained from the Register of Wills.

TAMMY EDWARDS Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123407
141154 (1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY DARWIN ANDREWS

Notice is given that Piper An-drews, whose address is 6119 Silver Leaf Lane, District Heights, MD 20747, was on January 12, 2022 ap-pointed Personal Representative of the estate of Anthony Darwin An-drews, who died on December 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of July, 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.

PIPER ANDREWS Personal Representative

CERETA A. LEE REGISTER OF WII PRINCE GEORGE' P.O. BOX 1729 UPPER MARLBOR	
	Estate No. 123475
141158	(1-20,1-27,2-3)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

SMALL ESTATE NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF PETER MARRA AKA: PETER JOHN MARRA

Notice is given that Kathleen Roos, whose address is 20528 Afternoon Lane, Germantown, MD 20874, was on January 14, 2022 ap-pointed personal representative of the small estate of Peter Marra, who died on October 12, 2021 without a will

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

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

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

KATHLEEN ROOS Personal Representative

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

141186 (1-27)

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI Plaintiff, MICHAEL GETACHEW

HOMESPIRE MORTGAGE COR-HOMESPIRE MORTGAGE COR- Matthew A. Mace, Esquire Baker Donelson 100 Light Street Baltimore, MD 21202 410-862-1090

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

HENRY F. LONG, III a/k/a Jack Long

Notice is given that Jennifer Rae Kelly, whose address is 3508 King William Drive, Olney, MD 20832, was on January 5, 2022 appointed Personal Representative of the estate of Henry F. Long, III a/k/a Jack Long who died on November 23, 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 5th day of July, 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 ob-tained from the Register of Wills.

JENNIFER RAE KELLY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123268

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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff, FAIRMONT COMMUNITY ASSN FAIRMONT COMMUNITY ASSN FAIRMONT COMMUNITY ASSN FAIRMONT COMMUNITY ASSN INC Fairmont 1009 Condominium

JASON RUBEN 300 E Lombard Street, Suite 840 Baltimore, MD 21202 240-641-8572

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSALIND ELAHI

Notice is given that Wendy Paris, whose address is 82 Aberdeed Drive, Kearneysville, WV 25430, was on January 5, 2022 appointed Personal Representative of the estate of Ros-alind Elahi who died on June 19, 2021 estite a usil 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 5th day of July, 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.

WENDY PARIS Personal Representative

1
Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122029
<u>141153 (1-20,1-27,2-3)</u>

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

v.

Plaintiff.

v.

NICOLE DONALD NICOLE DONALD CONSTELLATION FEDERAL CREDIT UNION CONSTELLATION FEDERAL CREDIT UNION RAYMOND HERSCHIHAL Brookside Park Condominium, Inc. Brookside Park Condominium, Inc. Occupant Unknown Owners

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 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 29th 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

CHARLOTTE I. CHASE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123416 141107 (1-13,1-20,1-27)

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff.

BEAUTY B (LE) DUNN BEAUTY B DUNN (LE) BEAUTY B (LE) DUNN NATASHA L SUBER & SCARLET R DUNN NATASHA L SUBER & SCARLET R DUNN NATASHA L SUBER & SCARLET R DUNN WILSON BRIDGE CONDO-MINIUM Occupant

Plaintiff, v. WOLDEGERIMA PORATION PORATION Scott Goldschein

UNION UNION Carrollan Gardens Condo Assoc. Carrollan Gardens Condo Assoc. RICHARD E CRAIG Carrollan Gardens Condo Assoc. ASSOCIATION, LLC

LEGALS

v.

Plaintiff,

EKATERINA YUZHANINA UNITED NATIONS FED CREDIT UNITED NATIONS FED CREDIT CONNEXUS CREDIT UNION GOVERNORS CONDOMINIUM

Estate No. 123537 <u>141152</u>

v.

Unknown Owners

Occupant

Terrence McKinley

Terrence McKinley

Terrence McKinlev

v.

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 5404 85TH AVE, CONDO UNIT: 201, HYATTSVILLE, MD 20784-0000, Parcel No. 20-2239804

ANY UNKNOWN OWNER OF THE PROPERTY 5404 85TH AVE, CONDO UNIT: 201, HY-ATTSVILLE, MD 20784-0000 Parcel No. 20-2239804, 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 21-16555

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 20-2239804 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 5404-201 1,918.0000 Sq.Ft. & Imps. Carrollan Gardens Assmt \$43,000 Lib 41956 Fl 076 Unit 201

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

It is thereupon this 18th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 22nd day of March 2022, and redeem the property with Parcel Iden-tification Number 20-2239804 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 141164 (1-27,2-3,2-10) 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 Defendants.

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 prop-erty 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.

It is thereupon this 3rd day of Jan-uary, 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 Iden-tification Number <u>21-3595147</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 141087 (1-13, 1-20, 1-27)

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. 17-1956911

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 prop-erty 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 Jan-uary, 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 encumbrances

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)

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 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 and interest

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 Jan-uary, 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) 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 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1320043

ANY UNKNOWN OWNER OF THE PROPERTY 584 WILSON BRIDGE DR, CONDO UNIT: 6785 B-1, OXON HILL, MD 20745-0000 Parcel No. 12-1320043, 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 21-14784

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1320043 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:

Condominium Bl Dg 21 Unit 6785 B- 1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 38748 Fl 163 Unit 6758 B

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspar 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1320043</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 141128

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

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 522 WILSON BRIDGE DR, CONDO UNIT: 6723 B-1, OXON HILL, MD 20745-0000, Parcel No. 12-1317585

ANY UNKNOWN OWNER OF THE PROPERTY 522 WILSON BRIDGE DR, CONDO UNIT: 6723 B-1, OXON HILL, MD 20745-0000 Parcel No. 12-1317585, 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 21-14786

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 12-1317585 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:

Bldg 13 Unit 6 723 B-1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$60,667 Lib 00000 Fl 000 Unit 6723 B

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1317585</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 141130 (1-20,1-27,2-3)

Plaintiff.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

KENDRA N SCARBOROUGH Department of Housing and Urban Dev. Department of Housing and Urban Dev. G. Tommy Bastian Ruth Ruhl 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 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000, Parcel No. 12-1362367

ANY UNKNOWN OWNER OF THE PROPERTY 5814 BLACK HAWK DR, OXON HILL, MD 20745-0000 Parcel No. 12-1362367. 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 21-14781

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1362367 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:

Lot 20 & N Ha Lf Of 21 11,250.0000 Sq.Ft. & Imps. Forest Heights Blk 106 Assmt \$357,833 Lib 40699 Fl 414

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

It is thereupon this 10th 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>12-1362367</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 tice 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 15th day of March 2022, and redeem the prop-erty with Parcel Identification Num-ber <u>21-2315935</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff 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 (1-20,1-27,2-3) <u>141138</u>

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff,

GRACE W & BOYD RUSSELL JR GRACE W & BOYD RUSSELL JR GRACE W & BOYD RUSSELL JR Cinnamon Ridge Condominium ESTATE OF BOYD RUSSELL JR ESTATE OF BOYD RUSSELL JR 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 107 BIG CHIMNEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000, Parcel No. 13-1528835

ANY UNKNOWN OWNER OF THE PROPERTY 107 BIG CHIM-NEY BR, CONDO UNIT: 16-4, UPPER MARLBORO, MD 20774-0000 Parcel No. 13-1528835, 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 21-14800

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 13-1528835 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:

Condominium Un It 16-4 5,004.0000 Sq. Ft. & Imps. Cinnamon Ridge Con Assmt \$184,000 Lib 04365 Fl 338 Unit 16-4

LEGALS

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 22-1319219 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:

Condominium Bl Dg 20 Unit 6763 D- 2 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 42247 Fl 129 Unit 6763 D

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

It is thereupon this 10th 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 ap-pear in this Court by the 15th day of March 2022, and redeem the property with Parcel Identification Num-ber <u>12-1319219</u> and answer the complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff 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 141129 (1-20, 1-27, 2-3)

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

v.

Plaintiff,

MELWOOD	PARKE	FOUNDA-
FION INC		
MELWOOD	PARKE	FOUNDA-
FION INC		
MELWOOD	PARK H	OMEOWN-
ERS ASSOCIA	ATION, IN	JC.
Occupant		
Unknown Ow	vners	

And (for Maryland Annotated Code

Prince Georges County 1301 McCormick Drive CO Jared McCarthy

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10908 OLD MARLBORO PIKE, UPPER MARLBORO, MD 20772-0000, Parcel No. 15-1710607

ANY UNKNOWN OWNER OF THE PROPERTY 10908 OLD MARLBORO PIKE, UPPER MARL-BORO, MD 20772-0000 Parcel No. 15-1710607, 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 21-14802

The object of this proceeding is to secure the foreclosure of all rights of

secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 15-1710607 in Prince George's County, sold by the Collector of Taxes for the Prince George's County and the State of Maryland to the pointific this georgeding

to the plaintiff in this proceeding:

Pt Parcel 51 M Erger 11/1/05

4.0000 Acres. & Imps. Assmt \$321,867 Map 100 Grid B2 Par 051 Lib 34251 Fl 190

The complaint states, among other

things, that the amounts necessary for redemption have not been paid.

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-

per having a general circulation in Prince George's County once a week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 15th day of March 2022, and re-

deem the property with Parcel Iden-

tification Number <u>15-1710607</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

MAHASIN EL AMIN

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

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances

<u>141136</u>

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 4524 RHODE ISLAND AVE, BRENTWOOD, MD 20722-0000, Parcel No. 17-1965268

ANY UNKNOWN OWNER OF THE PROPERTY 4524 RHODE IS-LAND AVE, BRENTWOOD, MD 20722-0000 Parcel No. 17-1965268. 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 21-14805

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1965268 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 34.35 (sma 05/17/94 Cm To R 55)(entir E Imps Razed 7-1-2001) 5,000.0000 Sq.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 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice 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 15th day of March 2022, and re-deem the property with Parcel Iden-tification Number <u>17-1965268</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 lerk of the Circuit Court for

LEGALS

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 21-0-09

On January 18, 2022, the Common Council adopted, and on January 24, 2022 the Mayor signed, Legislative Resolution 21-O-09, which amends the, Resolution and Ordinance of the Town of University Park to amend Chapter 1 "General Provisions", by repealing and re-enacting §1-101, "Designation of Code and continuation of provisions" §1-102, "Ordinances repealed and their effect", §1-103, "Definitions", §1-104, "Construction; gender, singular, and plural", §1-105, "General Penalty" §1-105.1, "Enforcement", § 1-106, "Municipal Infractions" of the Code of Ordinances of the Town of University Park to update various provisions and reflect current Town practice and procedures, and to increase the default fine for a municipal infraction from \$25.00 to \$50.00.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 3, 2022. The ordinance will take effect on February 8, 2022, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq. Town Attorney

141200

(1-27)

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 21-0-11

On January 18, 2022, the Common Council adopted, and on January 24, 2022 the Mayor signed, Legislative Resolution 21-O-11, To Repeal Chapter 3 "Animals and Fowl", In Its Êntirety, and to Enact a New Chapter 3, "Animal Welfare", to incorporate Subtitle 3, "Animal Control", of the Prince George's County Code, update various provisions and reflect current Town practice and procedures

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 3, 2022. The ordinance will take effect on February 8, 2022, unless petitioned to referendum in a manner prescribed by law.

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

(1-27)

Suellen M. Ferguson, Esq. Town Attorney

Jenna L. Cohen, Esq. Cohen Elder Law, LLC PO Box 523 Lutherville, Maryland 21094

410-648-4050

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUTHER M. SLIFER

Notice is given that Mathew R. Slifer, whose address is 515 Rita Drive, Odenton, MD 21113, was on January 14, 2022 appointed Personal Representative of the estate of Luther M. Slifer, who died on Octo-ber 30, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of July, 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 dece-dent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MATHEW R. SLIFER Personal Representative

<u>141188</u>

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

Estate No	. 123319

(1-27,2-3,2-10)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT C NORDLING

Notice is given that William J. Nordling, whose address is 12107

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

Largo MD 20774

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin	, Clerk
<u>141126</u>	(1-20,1-27,2-3)

ORDER OF PUBLICATION

Plaintiff,

CHRISTOPHER BRUSZNICKI

YAFREISI PERDOMO & LUISA F E HERASME YAFREISI PERDOMO & LUISA F E HERASME NFM, Inc. NFM Lending David Silverman MERS, Inc. Occupant Unknown Owners

And (for Marvland 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 6717 TERRA ALTA DR, LANHAM, MD 20706-0000, Parcel No. 21-2315935

ANY UNKNOWN OWNER OF THE PROPERTY 6717 TERRA ALTA DR, LANHAM, MD 20706-0000 Parcel No. 21-2315935, 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 21-14806

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number erty Parcel Identification Number 21-2315935 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:

7,077.0000 Sq.Ft. & Imps. Good Luck Estates Lot 34 Blk 8 Assmt \$289,367 Lib 41488 Fl 463

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-

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

It is thereupon this 10th day of January, 2022, by the Circuit Court for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspa-per having a general circulation in per 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 15th day of March 2022, and redeem the property with Parcel Iden-tification Number <u>13-1528835</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 (1-20,1-27,2-3) 141134

ORDER OF PUBLICATION

Plaintiff.

CHRISTOPHER BRUSZNICKI

SURAFEL ASSEFA & HAY- MANATE LEGESSE
MANATE LEGESSE
WILSON BRIDGE CONDO-
MINIUM
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 562 WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000, Parcel No. 12-1319219

ANY UNKNOWN OWNER OF THE PROPERTY 562 WILSON BRIDGE DR, CONDO UNIT: 6763 D-2, OXON HILL, MD 20745-0000 Parcel No. 12-1319219, 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 21-14785 Defendants. Prince George's County, Maryland

> True Copy—Test: Mahasin El Amin, Clerk <u>141137</u> (1-20,1-27,2-3)

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 21-0-12

On January 18, 2022, the Common Council adopted, and on January 24, 2022 the Mayor signed, Legislative Resolution 21-O-12, to amend CHAPTER 4 "BUILDING AND CONSTRUCTION", by repealing § 4-111, Limitation on construction of Swimming Pools, Hot Tubs and other Water Receptacles, and § 4-114, "Developmental Nonconformities"; by repealing and re-enacting §4-101, "Appointment of Building Inspector, Application of Building Code", §4-102, "Definitions", §4-103, "Permit Required", § 4-104, "Permit Applications", §4-105, "Criteria for Construction of Buildings", §4-107, "Amendments", §4-108, "Site inspection", § 4-109, "Construction Site Requirements", §4-204, "Inspection", §4-205, "Violations", § 4-206, "Penalties", 204, §4-205, §4-301, "Drainage Control", §4-302, "Penalties and Enforcement"; by repealing, re-enacting and renumbering §4-112, "Signs or Advertisements", §4-113, "Permit Expiration", and §4-115, "Special Exceptions" and by Renumbering §4-116, "Penalty" and 4-117, "Rules and Regulations" to update various provisions to the most recent model codes as adopted by Prince George's County and reflect current Town practice and procedures and amendments to the County Zoning Ordinance, clarify when a building permit is required, delete various requirements concerning signs, pools and accessory buildings, authorize a fee to be assessed for engineering review of storm water management and require notice to abutting and confronting owners of an application for a special exception.

A copy of the Legislative Resolu-tion shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 3, 2022. The ordinance will take effect on February 8, 2022, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq. Town Attorney

141203

141202

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 21-0-10

On January 18, 2022, the Common Council adopted, and on January 24, 2022 the Mayor signed, Legislative Resolution 21-O-10, which amends Chapter 2 "Administration", by repealing § 2-102. Annual Financial Statement; repealing and reserving §2-206, "Injury When on Active Duty"; enacting §2-102, "Town Elected Official Prohibition", §2-115, "Purchasing and Contracts", §2-116, "Issuance of Permits and Licenses"; and Repealing and Re-enacting §2-103, "Standing Committees", §2-104, "Execution Of Contracts", §2-105, "Appoint-"Standing ment and Duties of the Treasurer", §2-106, "Employee Benefit Plans", §2-107, "Homestead Property Tax Credit", §2-108, "Line Item Control of Budget", §2-109, "Inventory of Town Property", §2-110, "Disposal of Town Property", § 2-112, "Use of Town Seal, Name or Logo", §2-113, "Compensation of the Mayor", §2-202, "Qualifications for Employment", §2-204, "Hours of Duty", and §2-208, "Citations: Authority to Issue" to update various provisions and reflect current Town practice and procedures, amend the duties of the Treasurer, allow flexibility in annually setting the Homestead Tax Credit; increase the amount that line item expenditures may be exceeded to up to \$1,000, change the mode of disposal of surplus Town property, update purchasing and contracts procedures, require appointment of Councilmembers to standing committees annually in July, authorize the Clerk to sign as witness to the Mayor's signature, require an inventory of Town property to be done once per year, add to the qualifications for police officers, and delete the injury while on active duty police payment as redundant.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 3, 2022. The ordinance will take effect on February 8, 2022, unless petitioned to referendum in a manner prescribed by law.

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

(1-27)

Suellen M. Ferguson, Esq. Town Attorney

141201

(1-27)

Franklin Street, Beltsville, MD 20705, was on January 19, 2022 appointed personal representative of the small estate of Robert C Nordling who died on December 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 shall file their objections with the Register of Wills within 30 days after the date of pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative 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, except if the dece-dent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

WILLIAM J NORDLING Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123579 <u>141185</u> (1-27)

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

The **Prince** George's Post

Serving **Prince George's** *County*

301.627.0900

Plaintiff,

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

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 prop-erty 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 Jan-uary, 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 Iden-tification Number <u>17-1895143</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 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

ORDER OF PUBLICATION

Plaintiff,

v.

Occupant

Unknown Owners

CHRISTOPHER BRUSZNICKI

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 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

Defendants.

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

Case No.: CAE 21-14804

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 Sq.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 Janury, 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 Correct, County, once 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 <u>17-1965250</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

LEGALS

Plaintiff.

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

JOAO M & ISABELLE M PEREIRA

And (for Maryland Annotated Code

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 un-

known owner's heirs, devisees, and

personal representatives and their

or any of their heirs, devisees, ex-

ecutors, administrators, grantees,

assigns, or successors in right, title

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 prop-erty 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

Lots 74.75.76 6,900.0000 Sq.Ft. &

Imps. Capitol Heights Blk 30

Assmt \$163,200 Lib 43229 F1187

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

It is thereupon this 3rd day of Jan-

It is thereupon this ord day of jain-uary, 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, warn-

ing all persons interested in the property to appear in this Court by the 8th day of March 2022, and re-

deem the property with Parcel Iden-tification 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

141090

<u>141192</u>

(1-27)

to the plaintiff in this proceeding:

Defendants.

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

Prince Georges County

1301 McCormick Drive

CO Jared McCarthy

Largo MD 20774

2000388

and interest

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

v. 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 1007 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

9,500.0000 Sq.Ft. & Imps. North Fairmont Hei Blk È Assmt

things, that the amounts necessary for redemption have not been paid

It is thereupon this 3rd day of Jan-uary, 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 Iden-tification Number <u>18-1992973</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 (1-13,1-20,1-27) 141091

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

MARION CIEPLAK JAMES R WALLS SR & JR & TODD

Plaintiff,

V.

And (for Maryland Annotated Code

1301 McCormick Drive CO Jared McCarthy Largo MD 20774

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

Defendants.

Prince George's County Civil Division

redemption in the following prop-erty 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:

Belle Fonte Assmt \$255,000 Lib 32798 Fl 167

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 <u>09-5513772</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

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

True Copy-Test:

LEGALS **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. 18-1985878

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 prop-erty 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 Jan-uary, 2022, by the Circuit Court for Prince Georges County, That notice a fince 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 <u>18-1985878</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:

Plaintiff, v. MARION CIEPLAK M WALLS

David Prensky Occupant Unknown Owners

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

Prince Georges County

ALL OTHER PERSONS THAT

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

In the Circuit Court for

Case No.: CAE 21-16545

The object of this proceeding is to secure the foreclosure of all rights of

Pt Lot 42 Eq 1.66ac 1.6600 Acres.

The complaint states, among other

encumbrances.

to the plaintiff in this proceeding: Lts 5 Thru 7 L 4068 F 525

\$320,700 Lib 42722 Fl 242 The complaint states, among other

Prince Georg	e's County, Maryland		ne Circuit Court for
True Copy—7	lest:	Prince Georg	e's County, Maryland
True Copy—T Mahasin El A	min, Clerk	True Copy—	Test:
141092	(1-13,1-20,1-27)	True Copy—' Mahasin El A	.min, Clerk
		141093	(1-13,1-20,1-27)

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

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

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

You must reclaim these vehicles by: 02/09/2022

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

1999	HONDA	CIVIC		1HGEJ6575XL014708
2009	JEEP	COMMANDER MD	9EL6567	1J8HG48K59C500915

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

2002	LINCOLN	LS	MD	3EF7903	1LNHM87A72Y637116
2003	GMC	YUKON	VA	UMP7076	1GKEK13Z23R108415
1997	GMC	C6500			1GDJ7H1P3VJ506428
2016	DODGE	CHALLENGER	R		2C3CDZAG6GH336439
1994	HONDA	CIVIC			2HGEH2374RH505908
2002	MITSUBISH	I GALANT	VA	ULZ8753	4A3AA46G62E110213
1998	LAND ROVE	ER RANGE	MD	9342Z5	SALPV1441WA401510
		ROVER			
1997	HONDA	ACCORD	ТΧ	83647J3	1HGCD5604VA042065
14119	93				(1-27)

COTTAGE CITY COMMISSION FAIR SUMMARY OF EMERGENCY ORDINANCE 2022-01

This is to give notice that on January 21, 2022, the Cottage City Commission adopted Emergency Ordinance 2022-01, to be effective January 21, 2022.

Emergency Ordinance 2022-01 is an emergency ordinance amending chapter 13B of the town code by adopting a grant administration article having certain rules and conditions for the management and distribution of certain grant proceeds by the town within the town code of ordinances.

Emergency Ordinance 2022-01 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

COTTAGE CITY COMMISSION **BY: BRITTANY GABRIEL, OFFICE MANAGER**

141204

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: 02/9/2022

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

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

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

2004	CHEVROLE	Г SUBURBAN	DC	FZ8551	3GNFK16T54G342502
2005	TOYOTA	SCION TC	ТΧ	63284P9	JTKDE177850060443
2008	FORD	E450	MD	5ED1824	1FDWE45P68DA94801
1998	FORD	E-SUPERDUTY	' VA	UMW1417	1FDXE40F7WHB37339

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

2009 TOYOTA COROLLA MD 9AGH36 2T1BU40E69C164002 2007 LEXUS MD 5BF1108 2T2GK31U97C006936 RX350

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

URS8994 1GDJC34U26E161743 2006 GMC SIERRA VA 1995 DODGE DAKOTA VZY3319 1B7GG26X3LS608081 VA 1992 FORD F150 MD 57N174 1FTEF14N2NNA15481 1998 TOYOTA COROLLA ТΧ 15252A6 2T1BR12E6WC014500 06658F7 2001 TOYOTA COROLLA 2T1BR12E61C457545 ΤX 2006 INFINITY G35 MD 7EN3095 INKCV51F06M606249 1998 LEXUS ES300 VA ULZ9845 JT8BF28G6W0095109 AQ1045 CKL148F384806 1978 CHEVROLET PICKUP VA

Manasin El Amín, Clerk		Manasin El Amín, Clerk		
	141094	(1-13,1-20,1-27)	141089	(1-13,1-20,1-27)

COUNTY EXECUTIVE HEARING THE COUNTY EXECUTIVE

OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING ON **PROPOSED FISCAL YEAR 2023 BUDGET**

The County Executive of Prince George's County, Maryland hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The Public Hearing on this proposal will be held on:

Tuesday, February 1, 2022

6:00 PM - 8:00 PM

ZOOM MEETING

- Link: <u>https://mypgc.zoom.us/j/86055921536</u>
- Phone: +1 301 715 8592 or 877 853 5247 (Toll Free)
- **Passcode**: 779011
- Webinar ID: 860 5592 1536

When logging into the Budget Hearing on Zoom, please ensure your screen name matches the name you use to register here to organizers can identify and allow you to speak.

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services and activities. Reasonable Accommodations will be available to meet the Americans with Disabilities Act.

Persons wishing to testify can register online at https://www.princegeorgescountymd.gov/FormCenter/ County-Executive-9/Listening-Session-Registration-55,

by telephone (301- 952-5140) or email (OMB@co.pg.md.us) for placement on the advanced speakers list. Time limitations of three minutes for all speakers will be imposed. There may be only one speaker per organization. Written testimony will be accepted in lieu of, or in addition oral comments. Written testimony can be emailed to OMB@co.pg.md.us.

BY ORDER OF THE PRINCE GEORGE'S COUNTY EXECUTIVE ANGELA D. ALSOBROOKS

County Executive

(1-27)

The Prince George's Post

<u>141194</u>

(1-27)

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

Plaintiff,

LEGALS

V.

LEGALS

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

			Plaintiff,	
v.				
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 prop-erty 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 Jan-uary, 2022, by the Circuit Court for Prince Georges County, That notice 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 Iden-tification Number <u>12-1273002</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

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. 12-1283811

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 prop-erty 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 Jan-uary, 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>12-1283811</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

ORDER OF PUBLICATION **ORDER OF PUBLICATION**

CHRISTOPHER BRUSZNICKI

Plaintiff, Leonet Outlaw Holly Hill Condominium

LEGALS

V.

PROFESSIONAL

Unknown Owners

CONDO

Occupant

Occupant Unknown Owners

Holly Hill Condominium

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, DIS-TRICT 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 prop-erty Parcel Identification Number 06-0528562 in Prince George's County, sold by the Collector of Taxos for the Prince Coerce's 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- Åssmt \$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 Jan-uary, 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 encumbrances

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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

CHUKS NWAULU SIMEON MARLOW HEIGHTS CENTER ESTATE Occupant Unknown Owners

Plaintiff,

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 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 succes-

redemption in the following prop-erty 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

Unit K-1 1,927.0000 Sq.Ft. &

It is thereupon this 3rd day of Jan-uary, 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 Iden-tification Number <u>06-0483016</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

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

V. FRANCISCO & VASQUEZ OF FRANCISCO VASQUEZ

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

Case No.: CAE 21-16550

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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 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 <u>02-0121277</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:

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

Plaintiff,

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 PROPERTY THE 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 prop-erty 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 Jan-uary, 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, warn-ing 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 <u>17-1906858</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 Él Amin, Clerk (1-13,1-20,1-27) 141101

sors 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

to the plaintiff in this proceeding:

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.

True Copy—Test: Mahasin El Amin, Clerk (1-13,1-20,1-27) 141095

Mahasin El Amin, Clerk 141096 (1-13,1-20,1-27)

True Copy—Test:

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

Irue Coi –'l'est: Mahasin El Amin, Clerk (1-13,1-20,1-27) 141098

Mahasin El Amin, Clerk (1-13,1-20,1-27) 141099

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

