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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

614 MONTGOMERY STREET LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Cassandra Jackson and Ronald Jackson, dated October 18, 2007, and recorded in Liber 29519 at folio 224 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 22, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser, from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser is observice. 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 receive uses for bus the substitute Trustees. Trustees reader there areader the property is the sale shall assume the risk of loss fo

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

<u>141197</u>

(2-3,2-10,2-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5610 GREEN LEAF ROAD CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 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 22, 2022

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser'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 here no further claim against the Substitute Trustees. Purchaser shall here no further claim against the Substitute Trustees. Purchaser shall here posible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property. The purchaser at the foreclosure sale shall assume the risk

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

141198

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7008 EMERSON STREET HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from James A. Poindexter and Karen F. Poindexter, dated January 2, 2008, and recorded in Liber 29651 at folio 186 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 22, 2022 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be 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. 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 purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for the purchaser at the foreclosure sale shall assume the risk of loss for

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

141199

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(2-3,2-10,2-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY COHN, GOLDBERG & DEUTSCH, LLC Attorneys at Law 600 Baltimore Avenue, Suite 208 Towson, Maryland 21204

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

15105 NORTH BERWICK LANE

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 7202 LANSDALE STREET DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Mary

802 RACHEL COURT LANDOVER, MD 20785

Under a power of sale contained in a certain Deed of Trust from Calvin Thomas, dated November 25, 2017 and recorded in Liber 40682, Folio 463 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,008.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 22, 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 \$21,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Victoria Elaine Lowery, dated June 27, 2013 and recorded in Liber 35104, Folio 168 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,083.00, and an original interest rate of 2.875%, 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 22, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 ex-pressly 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 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

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> > (2-3,2-10,2-17) 141224

A. Mitchell, dated December 12, 2008 and recorded in Liber 30307, Folio 224 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$184,965.00, and an original interest rate of 3.340%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on FEBRUARY 22, 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 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 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. he sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest

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

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

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

(2-3,2-10,2-17)

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

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

14001 OLD MARLBORO PIKE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Jer-maine Hawkins, and Juanicia Carroll, dated August 13, 2018 and recorded in Liber 41275, Folio 55 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,964.00, and an original interest rate of 4.250%, default having oc-curred under the terms thereof, the Substitute Trustees will sell at public units at 14735 Main St. Unner Marlborg MD 20772 [front of Main St auction at 14735 Main St., Upper Marlborn, 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 MARCH 1, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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 light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental 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 Trustress cannot compary insurable title the purchaser's color product 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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**

9806 TRAVER STREET **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Sala-matu Khadar, dated March 30, 2018 and recorded in Liber 40842, Folio 328 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate of 9.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Hölder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and 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 unction. In such over the defourting purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-production and for the purchaser shall be of the sequence. 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.

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

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

LEGALS

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser aives 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, Christianna Kersey, and Michael McKeefery, Substitute Trustees

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

141258

(2-10, 2-17, 2-24)

410-366-5555 www.melnicknewell.com

141257

(2-10.2-17.2-24)

<u>141161</u>

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

3119 APPLEGATE TER BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Tammie Hinds AKA Tammie Cunningham, dated April 18, 2007, and recorded in Liber 27892 at folio 728 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

MARCH 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 Trust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$28,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur 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 astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 be up no further deposit to the purchaser. But 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 # 18-604150)

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

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

LEGALS

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 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 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 escrow, if required. Cost of all documentary stamps, transfer takes, 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. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-601413</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

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, 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 9:31 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 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 \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the 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 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 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 # <u>17-602289</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

141246

(2-10,2-17,2-24) 141162 (1-27, 2-3, 2-10)

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

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 30120 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(' Property') will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as:	7735 Normandy Road,
	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 remain-der of the payment and all other costs according with the transfer of der 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 fail-ure. 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 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.

NOTICE

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

vs.

Substitute Trustees/ Plaintiffs,

LEGALS

VS.

ANDREW LEE ROBINSON, JR. 9631 Reiker Drive Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-01612

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 9631 Reiker Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of February, 2022. The report states the purchase price at the Foreclosure sale to be \$336,000.00.

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

141212 (2-3,2-10,2-17)

ORDER OF PUBLICATION JAMES SCHNEIDER 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff V. SAMUEL BURGESS and RITA BURGESS and THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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 Brooke Rd, Capitol Heights, MD 20743 Account Number: 18 2047991 Description: 28,091.0000 Sq. Ft. Map 073 Grid A4 Par 258

NOTICE

CARRIE M. WARD, et al.

Substitute Trustees/ Plaintiffs,

JUAN RIOS-ESCOBAR ALBA ALVARADO 7705 24th Avenue Hyattsville, MD 20783

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

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 7705 24th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 28th day of February, 2022, provided a copy of this NOTICE be in-serted in some weekly newspaper printed in said County, once in each

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

ORDER OF PUBLICATION JAMES SCHNEIDER

35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff v.

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

THE STATE OF MARYLAND

and

and

PRINCE GEORGE'S COUNTY, MARYLAND

George's

And heirs, devisees, personal representatives, and executors, administrators, grantees, 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

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Defendant(s)

Case No. CAEF 18-45062

of three successive weeks before the 28th day of February, 2022. The report states the purchase

price at the Foreclosure sale to be \$300,000.00.

(2-3,<u>2-10,2-17)</u> 141213

assigns or

v. Alfred J. Szczerbicki, Esquire, Personal Representative for the Es-

Richard E. Solomon

Richard J. Rogers

tate of Kimberlyn D. Trice 1211 Blue Wing Terrace Upper Marlboro, MD 20774 Defendant

NOTICE

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-12131

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 28th day of February, 2022, prolished in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of

amount of the foreclosure sale price to be \$357,000.00. The property sold

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

LEGALS

Notice to fill Vacancy-Mayor

In accordance with the City of Seat Pleasant City Charter:

§ C-401 Qualifications of Mayor

The mayor must have resided in Seat Pleasant for at least one year immediately preceding his election and shall have been a qualified regis-tered voter of the City for one year. The mayor shall maintain a permanent residence in the city during the term of office. The minimum age for the mayor shall be eighteen years of age.

The City of Seat Pleasant has a vacancy for the Office of the Mayor. Any resident that meets the above criteria and desires to be a candidate for the mayor position shall submit their letter of interest, resume and registered voter petitions, which shall include the names and signatures of at least twenty (20) registered voters in the City of Seat Pleasant to the Office of the City Clerk by 5:00p.m., Tuesday March 15, 2022. There will be NO EXCEPTIONS!

You may submit your letter of interest, resume, and petition electronically to <u>dlanham@seatpleasantmd.gov</u> or in person at Seat Pleasant City Hall:

> 6301 Addison Rd. Seat Pleasant, MD 20743

> > (2-3,2-10)

LEGALS

NOTICE

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

Charles E. Walton, Esquire, Personal Representative for the Estate of Linda K Harper 2208 Green Ginger Circle Accokeek, MD 20607 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-39092

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of February, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of February, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$521,191.20. The property sold herein is known as 2208 Green Ginger Circle, Accokeek, MD 20607.

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

<u>141228</u>

vided a copy of this notice be pub-February, 2022. The Report of Sale states the herein is known as 1211 Blue Wing Terrace, Upper Marlboro, MD

True Copy-

Michael McKeefery Christianna Kersey

Kevin Hildebeidel 600 Baltimore Avenue, Suite 208 Towson, MD 21204 Substitute Trustees, Plaintiffs

CITY OF SEAT PLEASANT

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

Assmt: \$2,800 Liber/Folio: 5526/42 Assessed To: Samuel and Rita Burgess

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 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 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 for elocing all 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 El Amin, Clerk 141170 (1-27,2-3,2-10) attsville, 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.

Property Address: 0 62nd Ave, Hy-

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 week for three successive weeks on or before the 11th day of February, 2022 warning all percent 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 El Amin, Clerk (1-27,2-3,2-10) 141173

Proudly Serving Prince George's County Since 1932

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

Mahasin El Amin, Clerk 141215 (2-3,2-10,2-17)

NOTICE

JEREMY K. FISHMAN, et al. Substitute Trustees

SHIRLEY YVETTE MCSWAIN-

VS.

GREEN SYLVESTER W. GREEN 5710 Junipertree Lane Capitol Heights, MD 20743-6318

Defendant(s)

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

Civil Action No. CAEF 21-12168

Notice is hereby given this 27th day of January, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 5710 Junipertree Lane, Capitol Heights, MD 20743-6318, made and represented by Je-remy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unloss cause to the and confirmed unless cause to the contrary thereof be shown on or be-fore the 28th day of February, 2022, next, provided a copy of this NO-TICE be inserted in some newspa-per published in said County once in each of three successive weeks before the 28th day of February, 2022, next.

The Report of Sale states the amount of the sale to be Two Hundred Fifty Thousand Two Hundred Dollars (\$250,200.00).

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

True Copy—Test: Mahasin El Amin, Clerk

<u>141211</u> (2-3,2-10,2-17)

NOTICE

IN THE MATTER OF: Jason Andrew Carson

FOR THE CHANGE OF NAME TO: Jason Andrew Carson-Harris

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

Case No. CAE 22-01607

A Petition has been filed to change the name of Jason Andrew Carson to Jason Andrew Carson-Harris.

The latest day by which an objection to the Petition may be filed is March 1, 2022.

MAHASIN EL A Clerk of the Circuit	Court for
Prince George's Count	y, Maryland
141236	(2-10)

NOTICE

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

vs.

Chrishana C. Walker aka Chrishana Calita Walker Defendants

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

CIVIL NO. CAEF 19-01279

ORDERED, this 27th day of January, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4002 73rd Avenue, Hystoxilia 2078 attsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of February, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of

February, 2022, next. The report states the amount of sale to be \$262,000.00.

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

<u>141221</u> (2-3,2-10,2-17)

LEGALS

NOTICE

IN THE MATTER OF: Anderson Mateo Villatoro Claros

FOR THE CHANGE OF NAME TO: Anderson Mateo Artica Villatoro

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

Case No. CAE 22-01726

A Petition has been filed to change the name of (Minor Child(ren)) Anderson Mateo Villatoro Claros to Anderson Mateo Artica Villatoro. The latest day by which an objec-tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141241 (2-10)

RDER OF PURI ICATION OPDED OF DUDUICATION

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	And heirs, devisees, personal repre- sentatives, and executors, adminis-		
PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY	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		
AND	George's		
UNKNOWN OWNERS OF THE PROPERTY:	Property Address: 0 Ute Way Account Number: 18 2069102 Description: Lots 72, 73, 74, 75		
16931 MATTAWOMAN LANE WALDORF, MARYLAND 20601	9,161.0000 sq. ft. Gr Capitol Heights Blk 39 Assmt: \$35,500.00		
The unknown owner's heirs, de- visees, and Personal Representa-	Liber/Folio: 20727/691 Assessed To: Unistar Properties LLC		
tives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in wight tile and interact	In the Circuit Court for Prince George's County, Maryland		
right, title and interest	Case No.: CAE 22-00420		

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 All that property in Prince George's County described as: Green Acres Far Ms Acreage, 5.8300 Acres, Assmt \$25,300 Map 164 Grid A3 Par 018 Lib 13317 FI 183, tax account no. 05-0343590, Deed ref. 13317/00183 and assessed to Joseph F. Hager and Clifford S. Hager 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 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 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 property to appear in this Court by the 22nd day of March, 2022 and redeem the property described above and answer the Complaint or thereThe 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: 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 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 some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore 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 and answer the Complaint or there-after 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 Él Amin, Clerk 141172 (1-27,2-3,2-10)

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

V.

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

PRINCE GEORGE'S COUNTY,

MECHANIC'S LIEN SALE

2018 CHRYSLER

LEGALS

2C3CCAEGXJH137089 Sale to be held FEBRUARY 19,

COLLISION TOWING 7229 LANDOVER RD HYATTSVILLE MD 20785

2022 10:00 AM on the premises of

141195 (2-3,2-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES VELTINA LANE

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 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.

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

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

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

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

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 141191 (1-27,2-3,2-10)

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

NOTICE OF APPOINTMENT

LEGALS

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 October 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 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 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 decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MATHEW R. SLIFER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 123319 141188 (1-27,2-3,2-10)	
ORDER OF PUBLICATION	

CHRISTOPHER BRUSZNICKI

Plaintiff,

Terrence McKinley Terrence McKinley Terrence McKinley Carrollan Gardens Condo Assoc. Carrollan Gardens Condo Assoc. Carrollan Gardens Condo Assoc. Occupant

Donald B. Robertson Handler & Levine, LLC 4520 East West Highway, Suite 700 Bethesda, Maryland 20814 240-743-2397

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD KOSS

Notice is given that Deborah K. Chasanow, whose address is c/o Donald B. Robertson, 4520 East West Highway, Suite 700, Bethesda, Maryland 20814, was on January 19, 2022 appointed Personal Representative of the estate of Howard Koss who died on November 28, 2021 with a will.

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

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

DEBORAH K. CHASANOW Personal Representative

Cereta A. Lee Register Of Wills Prince George's C P.O. Box 1729	County
UPPER MARLBORO,	
	Estate No. 123576
141219	(2-3,2-10,2-17)

Ferguson Evans, Esq. 601 Pennsylvania Ave NW Suite 900 South Bldg Washington, DC 20004 202-467-5550

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETTA LOUISE FOSTER Notice is given that Norris Foster, whose address is 903 Sharma St., Capitol Heights, MD 20743, was on January 21, 2022 appointed Personal Representative of the estate of Etta Louise Foster, who died on October 11, 2021 without a will.

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.

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 I 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 Personal Representative of the es-tate of Daphine Wall-Murphy, who died on October 15, 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 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 decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

DONTE HARVEY Personal Representative

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

Estate No. 123279

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

141189

erty and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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 persons interested

in the said properties to be and ap-

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-orty, and wasting in the Plaintiff

from the date of sale has expired.

Property Address: 0 Ute Way

Account Number: 18 2069102

this proceeding:

Assmt: \$35,500.00

Liber/Folio: 20727/691

Blk 39

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

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

ORDER OF PUBLICATION

DARNELLE BROWN Plaintiff

V.

EPHESIANS NEW TESTAMENT CHURCH SERVE ON: ANDREW J. LEES, RESIDENT AGENT

AND

M&T BANK f/k/a PROVIDENT BANK SERVE ON: RICHARD S. GOLD, PRESIDENT

AND

SHARON M. COOPER, TRUSTEE

AND

STERLING E. SCHUMAN, JR., TRUSTEE

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

4301 FORESTVILLE ROAD DISTRICT HEIGHT, MD 20747

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

4301 FORESTVILLE ROAD DISTRICT HEIGHT, MD 20747

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 21-16581 MAKYLAND

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 newspaper 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) 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 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 July, 2022.

Any person having a claim against the decedent must present the claim to the undersigned co-per sonal 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 oth-erwise 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.

Estate No. 123312

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

Unknown Owners

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 property 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 Identification Number <u>20-2239804</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 141164 (1-27,2-3,2-10)

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 21st 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 undersigned, on or before the earlier of the following dates:

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

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

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

NORRIS FOSTER Personal Representative

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

> Estate No. 123158 (2-3,2-10,2-17)

NOTICE

IN THE MATTER OF: Peace Anael Tchatchou Teunda

FOR THE CHANGE OF NAME TO: Peace Anael Tchatchou Wadjie

141220

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

Case No. CAE 22-00983

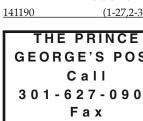
A Petition has been filed to change the name of (Minor Child(ren)) Peace Anael Tchatchou Teunda to Peace Anael Tchatchou Wadjie.

The latest day by which an objec-tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141243 (2-10)

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

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



VERNON MAYNOR GODFREY MAYNOR JR. Co-Personal Representatives

v.

Plaintiff,

ORDER OF PUBLICATION

CHRISTOPHER BRUSZNICKI

JULIA WHYTE ESTATE OF ORRIN WHYTE ESTATE OF ORRIN WHYTE 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 3001 EAST RIDGE RD, ACCO-KEEK, MD 20607-0000, Parcel No. 05-0406199

ANY UNKNOWN OWNER OF THE PROPERTY 3001 EAST RIDGE RD, ACCOKEEK, MD 20607-0000 Parcel No. 05-0406199, 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 21-16554

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 05-0406199 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:

Tract 7 Cactus hill I Acreage 5.8200 Acres. & Imps. Assmt \$473,633 Map 150 Grid D1 Par 081 Lib 15867 Fl 437

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 <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

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 141165 (1-27,2-3,2-10)

MAHASIN EL AMIN

Clerk of the Circuit Court for

ORDER OF PUBLICATION CHRISTOPHER BRUSZNICKI

Plaintiff.

CHUKS NWAULU MARLOW HEIGHTS PROFESSIONAL CENTER 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 4700 STAMP RD, CONDO UNIT: L-1, TEMPLE HILLS, MD 20748-0000, Parcel No. 06-0483024

ANY UNKNOWN OWNER OF THE PROPERTY 4700 STAMP RD, CONDO UNIT: L-1, TEMPLE HILLS, MD 20748-0000 Parcel No. 06-0483024, 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 21-16558

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0483024 in Prince George's County, sold by the Collector of Taxes for the Prince George's Taxes County and the State of Maryland to the plaintiff in this proceeding:

Unit L-1 1,927.0000 Sq.Ft. & Imps. Marlow Heights Pro Assmt \$37,100 Lib 43489 Fl 378 Unit L-1

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

It is thereupon this 18th day of for Prince Georges County, That no-tice be given by the insertion of a copy of this order in some newspaing all persons interested in the property to appear in this Court by the 22nd day of March 2022, and redeem the property with Parcel Idenumber 06-0483024 an tificatior answer the complaint or thereafter encumbrances

LEGALS

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

It is thereupon this 18th 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 hav-ing a general circulation in Prince 's County once a week for 3 George successive weeks, warning all per-sons interested in the property to ap-pear in this Court by the 22nd day of March 2022, and redeem the prop-erty with Parcel Identification Number <u>05-3414687</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 (1-27,2-3,2-10) 141167

ORDER OF PUBLICATION

NANCY L. GRASS

PLAINTIFF,

RHEBA WINGO

and

vs.

ESTATE OF MELVIN F. WINGO

and

FIRTS GENERAL MORTGAGE COMPANY

and

PRINCE GEORGE'S COUNTY, MARYLAND

All unknown owners of the prop-

erty and any person having or

claiming to have an interest in the

property known as: 9102 Utica

Place, Úpper Marlboro, MD 20774,

Lot numbered seven (7) in Block let-

tered "H"in the subdivision known

as "PLAT THREE, SPRINGDALE",

as per plat thereof recorded in Plat

Book WWW 22 at Plat No. 28,

among the land records of Prince

In the Circuit Court for

Prince George's County, Maryland

Case No.: CAE 22-00429

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

redemption in the following prop-erty, lying and being in the Prince George's County, Maryland and

sold by the Office of Finance, Col-

lector of Taxes of said State and

County to the Plaintiff in this pro-

The Complaint states, among other

Account No.: 20-2279081

Known as: 9102 Utica Place,

Upper Marlboro, MD 20774

ceeding.

DEFENDANTS.

George's County, Maryland

and

January, 2022, by the Circuit Court per having a general circulation in Prince George's County once a week for 3 successive weeks, warna 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 Legal Description: 10,013 SQ FT & Imps. Crestview Manor Lot 18 Blk J Account ID: 09-0858985 Deed Ref.: 36378/615 Assessed to: Owens, Vernon L.

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 a newspaper having a general cir-culation in Prince George's County once a week for three successive weeks, before the 11th day of February, 2022, warning all persons inter-ested in the said properties to be and appear in this Court by the 22nd day of March, 2022 and redeem the Prop-erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141169 (1-27,2-3,2-10)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 02/18/2022 Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9677, 2003 CADILLAC VIN# 1G6DM57NX30129455 ROWE AUTOBODY 4426-E BEECH RD TEMPLE HILLS

LOT#9738, 2017 NISSAN VIN# 3N1CN7AP5HL877538 FESKOLA DISCOUNT AUTO RE-PAIRS 300 ARUNDEL CORPORATE RD GLEN BURNIE

LOT#9740, 2016 MERCEDES-BENZ VIN# WDDHF6HB5GB250994 HILLTOP AUTOMOTIVE 587 RITCHIE RD

LOT#9928, 2005 FORD VIN# 1FMYU93155KE00479 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9929, 2017 KIA VIN# KNDJN2A22H7419231 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9930, 2012 FORD VIN# 1FAHP3H2XCL478554 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9931, 2018 KIA VIN# 5XYPKDA59JG413962 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9932, 2013 FORD VIN# 1FADP5BU4DL544098 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9933, 2019 NISSAN VIN# 1N4BL4CV3KC208055 PASSPORT NISSAN 5000 AUTH WAY MARLOW HEIGHTS

LOT#9934, 2018 FORD VIN# 1FADP3K27JL300363 AUTO COLLISION CRAFTSMEN INC

7865 CESSNA AVE GAITHERSBURG

LOT#9935, 2011 TOYOTA VIN# 5TFUM5F17BX017536 CLINTON CITGO 9100 PISCATAWAY RD CLINTON

LOT#9936, 2018 CHEVROLET VIN# 2G1125S32J9142529 CLINTON CITGO 9100 PISCATAWAY RD CLINTON

LOT#9939, 2016 SUBARU VIN# JF1VA1L6XG9824205 JD AUTO CARE 7622 MARLBORO PIKE FORESTVILLE

LOT#9940, 2013 BMW VIN# WBA3A9C54DF476550 CHRIS'S FOREIGN & DOMESTIC 201 N. BRIDGE ST ELKTON

LOT#9941, 2017 NISSAN VIN# 1N6BA1F47HN544156 OURISMAN NISSAN 3516 FORT MEADE RD LAUREL

LOT#9942, 2015 KIA VIN# 5XYKW4A76FG634393 DARCARS FORD - LANHAM KIA

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

February 22, 2022

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

TRANSFER

Harbakhsh Singh, Managing-Member/Authorized Person, for a Class D, Beer and Wine for the use of Cheers Beer and Wine, LLC, t/a Cheers Beer and Wine, 7541 Landover Road, Hyattsville, 20785 transfer from Pop's Seafood, Inc., t/a Pop's Seafood, 7437 Annapolis Road, Landover, 20785, Angel O. President/Secretary/ Canales, Treasurer.

Md Abdus Satter, President/Treasurer, Sharmin Akther, Secretary, for a Class D, Beer and Wine for the use of LAS Corp., t/a Woodyard Mar-ket, 6905 Dower House Road, Upper Marlboro, 20772 transfer from LAS Corp., t/a Woodyard Market, 6905 Dower House Road, Upper Marlboro, 20772, Nam Hee Choe, President/Secretary, Scott Choe, Vice President.

Ciro Noe Castro, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Cas-tro Corp., t/a El Puente de Oro Restaurant, 1401 University Blvd East, Units G-5&6, Hyattsville, 20783 transfer from Castro Corp., t/a El Puente de Oro Restaurant, 1401 University Blvd East, Unite G-5&6, Hyattsville, 20783, Ciro Castro, President, Cesar V. Castro, Vice President, Juan P. Castro, Secretary.

Gilda Williams, Managing Member, for a Class B(R), Beer, Wine and Liquor for the use of MMB Unlimited, LLC, t/a Bistro 64, 6494 Marlboro Pike, District Heights, 20747 transfer from Shady Oak One, Inc., t/a Shady Oak Inn, 6494 Marlboro Pike, District Height, 20747, Charan-jit Singh, President/Secretary/Treasurer.

NEW- CLASS B(BLX), BEER, WINE & LIQUOR

David Rountree, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Clout Southern Cuisine & Lounge, LLC, t/a Clout Southern Cuisine & Lounge, 731 Cady Drive, Fort Washington, 20744.

Farid Hasan Shaikh Azhar, Member, Thuy Lieu Tran, Member, for a Class B(BLX), Beer, Wine and Liquor for the use of BSF Maryland, LLC, t/a Bombay Street Food 5, 151 American Way, Oxon Hill, 20745.

NEW- CLASS B, BEER AND WINE

141163 (1-27, 2-3, 2-10)

ORDER OF PUBLICATION

Plaintiff,

CHRISTOPHER BRUSZNICKI

v.

ATMAN OGR INC ATMAN OGR INC ATMAN OGR 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 9710 THORNCREST DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 05-3414695

ANY UNKNOWN OWNER OF THE PROPERTY 9710 THORN-CREST DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 05-3414695, 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 21-16557

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identification Number 05-3414695 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:

2.1400 Acres. Jackson Estates Lot 3 Assmt \$33,033 Lib 20865 Fl 210

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 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 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>05-3414695</u> and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption

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

True Copy—Test: Mahasin El Amin, Clerk (1-27,2-3,2-10) <u>141166</u>

LEGALS

ORDER OF PUBLICATION

Plaintiff,

CHRISTOPHER BRUSZNICKI

ATMAN OGR INC ATMAN OGR INC ATMAN OGR 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 9708 THORNCREST DR, FORT WASHINGTON, MD 20744-0000, Parcel No. 05-3414687

ANY UNKNOWN OWNER OF THE PROPERTY 9708 THORN-CREST DR, FORT WASHINGTON, MD 20744-0000 Parcel No. 05-3414687, 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 21-16553

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3414687 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:

2.2300 Acres. Jackson Estates Lot 2 Assmt \$33,300 Lib 20865 Fl 210

The complaint states, among other

for redemption have not been paid. It is thereupon this 18th day of January, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a gen-eral circulation in Prince George's County once a weak for 3 successive eral circulation in Prince George's County once a week for 3 successive 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-plaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encum-brances. brances

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

True Copy—Test: Mahasin El Amin, Clerk

141168 (1-27,2-3,2-10)

File No. 20-PG-JF-1007

ORDER OF PUBLICATION

Jeffrey Frantz c/o William M. O'Connell, Esquire Law Office of William M. O'Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff

vs.

Vernon L. Owens, and Prince George's County, Maryland,

And

All other persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

6917 Crafton Ln Clinton, MD 20735

Legal Description: 10,013 SQ FT & Imps. Crestview Manor Lot 18 Blk J Account ID: 09-0858985 Deed Ref.: 36378/615 Assessed to: Owens, Vernon L.,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: CAE 21-14783

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, situate in Prince George's County and described as:

6917 Crafton Ln, Clinton, MD 20735

CAPITOL HEIGHTS

LOT#9749, 1995 LEXUS VIN# JT8UF22EXS0005082 PATRICK & SONS AUTO REPAIR 9401 LANHAM SEVERN RD LANHAM

LOT#9812, 1985 SCHULT MOBILE HOME VIN# 7014540CE204092 MAGNOLIA ESTATES MHC, LLC 1 LAKE AVE EDGEWOOD

LOT#9821, 1993 SKYLINE MOBILE HOME VIN# 2F100310F RANCHO ESTATES MHC, LLC 46 VALLEY BOTTOM RD ABERDEEN

LOT#9823, 2000 REDMOND MO-**BILE HOME** VIN# 12235859 RANCHO ESTATES MHC, LLC 46 VALLEY BOTTOM RD ABERDEEN

LOT#9824, 1967 WICK'S MOBILE HOME VIN# 11342-11271 NORTHHAVEN MHC, LLC 13740 PENNSYLVANIA AVE HEGERSTOWN

LOT#9921, 1982 BENETEAU 42' BOAT USCG# 656961 HIN# BEY000960482 BOAT NAMED: EN CHARRETTE HERRINGTON HARBOUR NORTH 389 DEALE RD TRACEY'S LANDING

LOT#9923, 1993 FORD VIN# 1FDKE37G5PHA44596 THOMAS L KAISER JR 36000 OLD CHAPTICO WHARF RD CHAPTICO

LOT#9925, 1999 TOYOTA VIN# JT3HN86R5X0252589 STOUFFER'S AUTOMOTIVE LLC 17810 BROADFORDING RD HAGERSTOWN

LOT#9926, 1966 FORD VIN# 6T07C232030 ETHAN'S AUTOMOTIVE 8517 WLAKER MILL RD CAPITOL HEIGHTS

LOT#9927, 2018 FORD VIN# 3FA6P0LUXIR242113 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

9020 LANHAM SEVERN RD LANHAM

LOT#9946, 2011 HYUNDAI VIN# KMHHU6KH2BU047082 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9943, 2013 KIA VIN# 5XXGN4A72DG172585 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9944, 2015 KIA VIN# 5XXGM4A71FG380494 DARCARS FORD-LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9962, 2006 BMW VIN# WBAHN83506DT28088 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9963, 2012 HYUNDAI VIN# KMHEC4A46CA047484 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9964, 2001 ISUZU VIN# JACDJ58X017J04511 VINCE'S MOTORS 4411 E. MONUMENT ST BALTIMORE

LOT#9965, 2015 FORD VIN# 3FA6P0K90FR282074 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9966, 2016 KIA VIN# 5XYPGDA33GG163689 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#9967, 2017 KIA VIN# KNDJP3A51H7429436 DARCARS FORD - LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

TERMS OF SALE: CASH PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid.

Freestate Lien & Recovery Inc 610 Bayard Rd Lothian MD 20711 410-867-9079 (2-3, 2-10)141230

Shneidine Jean Louis Adonis, Manager, for a Class B, Beer and Wine for the use of Laurenceau, LLC, t/a Chic Bar & Lounge, 300 Second Street, Laurel, 20707.

NEW- CLASS C, GCC, BEER, WINE & LIQUOR

Ioseph G. Cotton, Resident Agent, for a Class C, GCC, Beer, Wine and Liquor for the use of Troon Beverages of Maryland, LLC, t/a Bowie Golf & Country Club, 7420 Laurel Bowie Road, Bowie, 20715.

NEW- CLASS C(CLV), BEER, WINE & LIQUOR

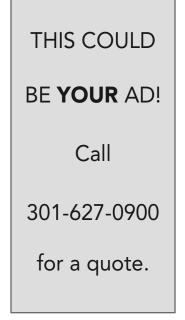
Leon Dodson, Adjutant, Daryl Smith, Post Service Officer, Warren Parham, 2nd Vice Commander, for a Class C(CLV), Beer, Wine and Liquor for the use of The American Legion, William Francis Smith Post No. 235, Inc., t/a William Francis Smith American Legion Post #235, 7813 Old Muirkirk Road, Beltsville,

A virtual hearing will be held via Zoom at <u>10:00 a.m. on Tuesday,</u> <u>February 22, 2022</u>. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> 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

(2-10,2-17)

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Attest:
Terence Sheppard
Director
February 1, 2022
141260
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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

833 LAKE SHORE DR. BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated August 30, 2007, recorded in Liber 29347, Folio 613 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, 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 23, 2022 AT 10:41 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 \$23,000 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. 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 agrees that property 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. Sub. Trustees

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

(2-3, 2-10, 2-17)

<u>141176</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. 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 and indicated purchaser's sole remedy, at law or equity, is return of th

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

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

141178

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 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 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 asser shall have no further liability. The defaulted purchaser shall have no furth

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

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

<u>141208</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14200 FARNSWORTH LN., UNIT # 301 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 16, 2006, recorded in Liber 25634, Folio 583 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,000.00, 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 23, 2022 AT 10:45 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 301 and Limited Common Element storage No. 1-29, in Phase 1, in the horizontal property regime known as Phase 1, Normandy Place 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 \$16,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE 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 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. Sull have no further liability. The defaulted purchaser shall have no further liabilit

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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 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 asses of all losses occasioned by the purchaser shall not be entitled to amy erosponse to the explication, 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 not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purc

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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. 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 the return of the deposit without interest. If 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 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

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(2-3,2-10,2-17) 141179

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

141210

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15613 PLAID DR. LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust dated February 10, 2006, recorded in Liber 24636, Folio 633 among the Land Records of Prince George's County, MD, with an original principal balance of \$231,920.00, 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 23, 2022 AT 10:35 AM

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

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

Terms of Sale: A deposit of \$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 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 have no further liability. The defaulted purchaser shall not be entitled to any

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(2-3, 2-10, 2-17)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5201 EDGEMERE CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated March 6, 2015, recorded in Liber 36835, Folio 235 among the Land Records of Prince George's County, MD, with an original principal balance of \$258,500.00, 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 23, 2022 AT 10:37 AM

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

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

Terms of Sale: A deposit of \$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 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 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. Such and entire deposit retained by Sub. Trustees as liquidated damages for all losses

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(2-3, 2-10, 2-17)

141209

141206

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

910 FLORES ST. SEAT PLEASANT A/R/T/A CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 16, 1996, recorded in Liber 10615, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$117,439.00, 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 23, 2022 AT 10:43 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. 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 agrees that property 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. Sub. Trustees

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<u>141205</u>

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1308 WHISTLING DUCK DR. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28405, Folio 522 among the Land Records of Prince George's County, MD, with an original principal balance of \$475,000.00, 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

MARCH 1, 2022 AT 10:50 AM

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

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

Terms of Sale: A deposit of \$52,000 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 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 even

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6508 GATEWAY BLVD. DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated August 3, 2006, recorded in Liber 25912, Folio 483 among the Land Records of Prince George's County, MD, with an original principal balance of \$236,874.84, 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

MARCH 1, 2022 AT 10:52 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 \$18,000 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 reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted 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 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. 335758-4)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10902 WOODLAWN BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007, recorded in Liber 27709, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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

MARCH 1, 2022 AT 10:54 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 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 narges 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. 334670-1)

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

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF Sharon H. Fettus

Notice is given that Geofrey H Fettus, whose address is 1530 Kearney Street NE, Washington, DC 20017, was on December 2, 2021 appointed Personal Representative of the estate of Sharon H. Fettus who died on March 20, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of June, 2022.

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

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

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

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

GEOFFREY H. FETTUS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120743 141266 (2-10,2-17,2-24)

(2-10,2-17,2-24

LEGALS

KOS N. JOHNS ESQ. 11820 Parklawn Dr Suite 350 Rockville, MD 20852 301-656-3333

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS Miro Nikolov, Esq. Carpio Law Firm, LLC 3311 Toledo Terrace, Suite B201 Hyattsville, MD 20782 301-559-8100 (Phone) 301-559-8101 (Fax)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUIS A. HERRERA

Notice is given that Marta Herrera, whose address is 3102 Kelliher Road, Hyattsville, MD 20782, was on February 2, 2022 appointed Personal Representative of the estate of Luis A. Herrera, who died on January 11, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of August, 2022.

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

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

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

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

MARTA HERRERA Personal Representative

Cereta A. Lee			
REGISTER OF WILLS FOR			
PRINCE GEORGE'S COUNTY			
P.O. Box 1729			
UPPER MARLBORO, MD 20773-1729			
Estate No. 122201			
141272 (2-10,2-17,2-24)			

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6212 85TH PLACE HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Pamela A. Little, dated July 6, 2006 and recorded in Liber 25792, Folio 570 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$238,500.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 1, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

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

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

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

<u>141255</u>

LEGALS

NOTICE OF PUBLIC HEARING

2022 PRINCE GEORGE'S COUNTY CHARTER REVIEW COMMISSION

The 2022 Prince George's County Charter Review Commission will take public testimony relating to proposed changes to the Prince George's County Charter on:

THURSDAY, FEBRUARY 24, 2022

6:00 P.M.

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

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the 2021-2022 Charter Review Commission will meet virtually until further notice; however, public testimony is encouraged.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. The record shall remain open for written testimony until 5:00 p.m. on Monday, February 28, 2022.

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

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

ATTEST: Donna J. Brown Clerk of the Council

141261

(2-10,2-17)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7223 WINTERFIELD TERRACE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from William J. Gill Sr, and Karen Y. Gill, dated September 21, 2018 and recorded in Liber 41475, Folio 298 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$430,761.00, and an original interest rate of 4.625%, default having oc curred 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 MARCH 1, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 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

TO ALL PERSONS INTERESTED IN THE ESTATE OF THERESA D MORGAN

Notice is given that Kathleen M Bouchal, whose address is 1325 Waterbury Road, Crownsville, MD 21032, was on February 2, 2022 appointed Personal Representative of the estate of Theresa D Morgan who died on February 15, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of August, 2022.

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

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

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

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

KATHLEEN M BOUCHAL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123365 141274 (2-10,2-17,2-24) THEODORE W CADMAN

Notice is given that Suzanne C Wright, whose address is 9516 Linville Avenue, Laurel, MD 20723, was on January 28, 2022 appointed personal representative of the small estate of Theodore W Cadman who died on January 6, 2022 with a will.

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

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

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

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

SUZANNE C WRIGHT Personal Representative

CERETA A. LEE REGISTER OF WILL	
Prince George's P.O. Box 1729 Upper Marlboro,	
	Estate No. 123726
141273	(2-10)

NOTICE

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

Philip Govan

v.

AND

Sarah Govan

16105 Audubon Lane Bowie, MD 20716

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05604

Notice is hereby given this 2nd day of February, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 2nd day of March, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$344,605.00. The property sold herein is known as 16105 Audubon Lane, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141252 (2-10,2-17,2-24)

LEGALS

(2-10, 2-17, 2-24)

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 24, 2022 and will be heard on May 24, 2022. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, March 2, 2022 at 7:00 p.m. and March 9, 2022 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director February 4, 2022 141259 (2-10,2-17) 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 orne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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> > (2-10,2-17,2-24)

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NOTICE

IN THE MATTER OF: Temitope Toyin Fabiyi

FOR THE CHANGE OF NAME TO: Temitope Joshua Isreal

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-17129

A Petition has been filed to change the name of Temitope Toyin Fabiyi to Temitope Joshua Isreal. The latest day by which an objec-tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141232 (2-10)

NOTICE

IN THE MATTER OF: Howard Vernon Jones

FOR THE CHANGE OF NAME TO Howard Vernon Jones Sr.

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

Case No. CAE 22-01843

A Petition has been filed to change the name of Howard Vernon Jones to Howard Vernon Jones Sr. The latest day by which an objec-

tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141237 (2-10)

NOTICE

IN THE MATTER OF: Ronald Johnson

FOR THE CHANGE OF NAME TO: Ronald Alexander

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-17314

A Petition has been filed to change the name of Ronald Johnson to Ronald Alexander. The latest day by which an objec-tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141233 (2-10)

NOTICE

IN THE MATTER OF: Kadie Baby Kamara

FOR THE CHANGE OF NAME TO Oredola Diana Sesay

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-00772

A Petition has been filed to change the name of Kadie Baby Kamara to Oredola Diana Sesay.

The latest day by which an objec-tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141238 (2-10)

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: 02/21/2022

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

MD 6CG2237 1FDMF72J5SVA24410 1995 FORD F-700 2004 DODGE RAM 1500 1D7HU18D74J257926 2005 HONDA CIVIC 2HGES16555H622185

> **ID TOWING** 2817 RITCHIE RD

LEGALS

(2-10)

LEGALS

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 22-01578

the name of Natural DonJuan Taylor

to Natural DonJuan Premier.

The latest day by which an objec-

tion to the Petition may be filed is

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 22-00986

A Petition has been filed to change the name of Jasmine Alexandra

t o

The latest day by which an objec-

tion to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN

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

Taj-Amare

(2-10)

Jasmine Alexandra Henderson

IN THE MATTER OF:

FOR THE CHANGE OF

Taj-Amare Alexander Kasai

NAME TO:

Henderson Alexander Kasai.

<u>141239</u>

A Petition has been filed to change

IN THE MATTER OF:

Natural DonJuan Taylor

FOR THE CHANGE OF

March 1, 2022.

141234

NAME TO: Natural DonJuan Premier

NOTICE IN THE MATTER OF:

Jacqueline Elizabeth Taylor FOR THE CHANGE OF NAME TO: Jacqueline Elizabeth Premier

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-01579

A Petition has been filed to change the name of Jacqueline Elizabeth Taylor to Jacqueline Elizabeth Prémier.

The latest day by which an objection to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141235 (2-10)

NOTICE

IN THE MATTER OF:

Koud Gandzien Eugene Clotaire FOR THE CHANGE OF NAME TO: Eugene Clotaire Gandzien Koud

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-01331

A Petition has been filed to change the name of Koud Gandzien Eugene Ciotaire t o Eugene Clotaire Gandzien Koud.

The latest day by which an objection to the Petition may be filed is March 1, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland <u>141240</u> (2-10)

ORDER OF PUBLICATION BY POSTING

TAYAUNNA T. SHORT, Plaintiff

vs.

ANISSA M. DYSON JOHN DOE MINOR CHILD'S FA-THER (UNKNOWN) Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-08107

ORDERED, ON THIS 7th day of February, 2022, by the Circuit Court for Prince George's County, MD: That the Defendant, JOHN DOE is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him as the defendant, ORDERED, that the Plaintiff may serve process to the Defendant, JOHN DOE, in accordance with Maryland Rule 2-121(c) as follows: By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court; and it is further ORDERED, said posting to be completed by the 9th day of March,

2022, and it is further; ORDERED that the DEFEN-

DANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 8TH DAY OF APRIL, 2022, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk (2-10,2-17,2-24) 141275

> Call 301-627-0900 for a quote.

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

LEGALS

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

IN RE: GUARDIANSHIP OF S. SPENCER

> TPR 21-0006 CROSS REFERENCE WITH: CINA-19-0015

NOTICE BY PUBLICATION **TO NATURAL MOTHER & PUTATIVE FATHER**

To: KIERRA KERRY & SHAWN SPENCER

Relationship: Natural Mother & **Putative Father**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number **TPR 21-0006**. All persons number 1PK 21-0006. All persons who believe themselves to be the parents of a female child born on the 15th day of November, 2018 at Prince George's County Hospital, to KIERRA KERRY, natural mother, date of birth May 9, 1991and SHAWN SPENCER, putative father, date of birth unknown, shall file a date of birth unknown, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection by March 10, 2022 you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

141278

(2-10)

The Prince

George's Pos

FORESTVILLE MD 20747 301-967-0739

2006 FORD	EXPLORER	MD	6EP7007	1FMEU74E16UA47799
2006 PONTIAC	MONTANA			1GMDV33L96D182305
2004 TOYOTA	CAMRY			4T1BE30K64U812409
2017 FORD	ESCAPE			1FMCU0JD1HUA59366
141279				(2-10)

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: 02/22/2022

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

MD 9CE8578 1FA6P8AM3F5312059 2015 FORD MUSTANG 1982 VOLKSWAGEN GTI MD 4CH0757 3VWHD61H9WM151582

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

1996 BUICK RIVERA VA VYC6319 1G4GD2212T4714080 2006 CADILLAC CTS VA UMZ9617 1G6DM57T060196083 2013 NISSAN VA UKL4710 1N4AL3AP0DN524160 ALTIMA

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

2005	CHEVROLE	T CAVALIER	NC	PLX6010	1G1JC52F057123282
2003	CHEVROLE	T SUBURBAN	MD	9BH5707	3GNFK16Z03G132747
2006	NISSAN	ALTIMA			1N4AL11DX6N340566
2007	BMW	X5	MD	9EC8164	4USFE43507LY79710
2014	DODGE	CHARGER	MD	2ES8721	2C3CDXBGXEH108539
2004	TOYOTA	SOLARA	MD	5DL1677	4T1CA38P04U036763

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

2001 CHRYSLER	TOWN	MD	1220DA	2C8GP54L71R181809
	& COUNTRY			
2004 DODGE	NEON	MD	7DP6081	1B3ES56C94D550425

(2-10)

141280

Your Newspaper of

Legal Record

CALL:

301-627-0900

FAX:

301-627-6260

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST LEE WINES JR

Notice is given that Richard A Wines, whose address is 88 Bryon Drive, Smithsburg, MD 21783, was on January 28, 2022 appointed Personal Representative of the estate of Ernest Lee Wines Jr who died on October 29, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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.

RICHARD A WINES Personal Representative

CERETA A. LEE		
REGISTER OF WILLS FOR		
PRINCE GEORGE'S COUNTY		
P.O. Box 1729		
UPPER MARLBORO, MD 20773-1729		
Estate No. 123607		

141262	(2-10, 2-17, 2-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA D MCMULLEN AKA: PATRICIA DIANE MC-MULLEN

Notice is given that Daniel T Mc-Mullen, whose address is 4103 Whitney Court, Bowie, Maryland 20715, was on January 28, 2022 appointed Personal Representative of the estate of Patricia D McMullen, who died on December 24, 2021 without a will.

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

All persons having any objection ppointment

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF AGNES MARIE THORNBURG

Notice is given that Michael A Thornburg, whose address is 7629 Essex Manor Place, Alexandria, VA 22308, was on November 24, 2021 appointed Personal Representative of the estate of Agnes Marie Thorn-burg who died on November 7, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of May, 2022.

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

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

MICHAEL A THORNBURG Personal Representative

CERETA A. LEE REGISTER OF W PRINCE GEORGI P.O. Box 1729 UPPER MARLBC	
	Estate No. 123036
141263	(2-10 2-17 2-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDDIE FREEMAN

Notice is given that Maya Anika Freeman, whose address is 16209 Aveston Place, Bowie, MD 20716, was on December 27, 2021 appointed Personal Representative of the estate of Freddie Freeman, who died on November 26, 2020 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 representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file heir objections with the Register o Wills on or before the 27th day of June, 2022.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE TYRONE NELSON

NOTICE TO UNKNOWN HEIRS

Notice is given that Erika T Clay, whose address is 8205 Mathew Court, Upper Marlboro, MD 20772, was on December 2, 2021 appointed Personal Representative of the estate of George Tyrone Nelson who died on November 3, 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 2nd day of June, 2022.

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

ERIKA T. CLAY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123059 141264 (2-10,2-17,2-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY F KINNEY

Notice is given that Marlene Jones Kinney, whose address is 3002 Great Oak Drive, Forestville, MD 20747, was on January 31, 2022 appointed Personal Representative of the es-tate of Larry F Kinney, 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 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 31st day of

Any person having a claim against the decedent must present the claim

to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

the following dates:

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JERUSHA ELIZA PROCTOR

Notice is given that Fonda E Jarrett, whose address is 7405 Drumlea Road, Capitol Heights, MD 20743, was on January 27, 2022 appointed Personal Representative of the estate of Jerusha Eliza Proctor who died on November 26, 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 27th 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 obtained from the Register of Wills.

FONDA E JARRETT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123454 141265

(2-10,2-17,2-24)

LEGALS

UPPER MARLBORO, MD 20773-1729

Estate No. 122998

(2-10,2-17,2-24)

NOTICE

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

Substitute Trustees/ Plaintiffs, vs.

TCHO-TCHO PINCKNEY 6008 Seat Pleasant Drive Capitol Heights, MD 20743 Defendant(s).

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

Case No. CAEF 18-49056

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN WORD AKA: CAROLYN ELIZABETH WORD

Notice is given that Antoinette Phillips, whose address is 9110 Erfurt Court, Laurel, MD 20708, was on February 2, 2022 appointed Personal Representative of the estate of Carolyn Word who died on January 19, 2022 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 2nd day of August, 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.

ANTOINETTE PHILLIPS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123744 141268 (2-10,2-17,2-24)

NOTICE

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

vs.

Substitute Trustees/ Plaintiffs,

BEATRICE JOHNSON 3847 Saint Barnabas Road Unit T4 Suitland, MD 20746 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-07777

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

> Substitute Trustees/ Plaintiffs.

DORIS BEY (DECEASED) 5018 69th Avenue Riverdale, MD 20737 Defendant(s)

VS.

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-08375

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BEATRICE MAUNDER AKA: BEATRICE R MAUNDER**

> Notice is given that Lauren Harrell whose address is 8322 Flintlock Court, Severn, MD 21144, was on November 22, 2021 appointed Per-sonal Representative of the estate of Beatrice Maunder who died on November 12, 2021 with a will.

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

> All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2022.

Any person having a claim against the decedent must present the claim to the undersigned personal 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 determined as the sentence 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 otice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

LAUREN HARRELL Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

141267

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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 nereafter. Claim forms may be obtained from the Register of Wills.

DANIEL T MCMULLEN Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
T · · ·

Estate No. 123691 <u>141269</u> (2-10,2-17,2-24)

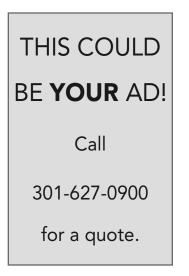
MECHANIC'S LIEN

1972 CHEVY CAPRICE VIN: 1N67U5S147742

Sale to be held FEBRUARY 26, 2022 10:00 AM on the premises of

CAPITOL COLLISION 4870 MARLBORO PIKE CAPITOL HGTS MD 20743

141231 (2-10,2-17)



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 th representative mails or delivers to the creditor a c published notice or oth notice, notifying the cre the claim will be barred creditor presents the claims withir 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.

MAYA ANIKA FREEMAN Personal Representative

141254

Asher Abuya.

March 1, 2022.

141244

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-10)

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

July, 2022.

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.

other delivery of the notice.

MARLENE JONES KINNEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123048 Estate No. 123716 <u>141271</u> (2-10,2-17,2-24) <u>141270</u> (2-10,2-17,2-24)

OFFICIAL NOTICE OF RECONVENED MEETING

The Cinnamon Ridge Condominium 2022 Annual Meeting originally called for February 2, 2022, will be reconvened on Wednesday, March 2, 2022 at 7:00 p.m. virtually viz Zoom. At this March 2, 2022 meeting, the members present in person or by proxy will constitute a quorum. A majority of the members present in person or by proxy may approve or authorize the proposed action at the additional meeting and may take any other action which could have been taken at the original meeting if a sufficient number of members had been present. Owners of units in Cinnamon Ridge are encouraged to attend this reconvened meeting.

NOTICE NOTICE IN THE MATTER OF: Asher Remiel Baptiste IN THE MATTER OF: Zoe Corrine McRae FOR THE CHANGE OF NAME TO: FOR THE CHANGE OF NAME TO: Oseme Asher Abuya Zoe Corrine White In the Circuit Court for In the Circuit Court for Prince George's County, Maryland Prince George's County, Maryland Case No. CAE 22-01554 Case No. CAE 22-00700 A Petition has been filed to change A Petition has been filed to change the name of (Minor Child(ren)) Asher Remiel Baptiste to Oseme the name of (Minor Child(ren)) Zoe Corrine McRae to Zoe Corrine White The latest day by which an objec-The latest day by which an objection to the Petition may be filed is tion to the Petition may be filed is March 1, 2022.

> MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141242 (2-10)

Notice is hereby given this 31st 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 5018 69th Avenue, Riverdale, MD 20737, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$450,000.00.

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

141245

VS.

(2-10,2-17,2-24)

Notice is hereby given this 4th day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6008 Seat Pleasant Drive, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of March, 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 4th day of March, 2022.

Clerk, Circuit Court for True Copy—Test: Mahasin El Amin, Clerk

<u>141277</u>

Notice is hereby given this 2nd day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 3847 Saint Barnabas Road, Unit T4, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$71,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141250 (2-10,2-17,2-24)

LEGALS

NOTICE

NOTICE

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

Substitute Trustees/

SHARON D.A. HARRON (DE-CEASED) 1529 Wesley Street Lanham A/R/T/A Glenarden, MD 20706

Defendant(s).

Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 1529 Wesley Street, Lanham A/R/T/A, Glenarden, MD 20706, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of March, 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 4th day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$271,000.00.

MAHASIN EL AMIN		
Clerk, Circuit Court for		
Prince George's County, MD		
True Copy—Test: Mahasin El Amin, Clerk		
141276	(2-10,2-17,2-24)	

The report states the purchase price at the Foreclosure sale to be \$257,000.00. MAHASIN EL AMIN

Prince George's County, MD

(2-10,2-17,2-24)

vs.

Plaintiffs.

NOTICE

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

> Substitute Trustees/ Plaintiffs,

KEDEME ODA DAWIT G. HABTEGEBRIEL 6108 Kildare Court Fort Washington, MD 20744 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-18420

Notice is hereby given this 2nd day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6108 Kildare Court, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 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 2nd day of March, 2022.

The report states the purchase price at the Foreclosure sale to be \$280,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy-Test: Mahasin Él Amin, Clerk 141251

(2-10, 2-17, 2-24)

CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852 Plaintiffs, Substitute Trustees/ vs.

JAMES CARL HUMPHRIES, JR. (DECEASED) 8021 Spring Arbor Drive Laurel, MD 20707

Defendant(s). In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-12120 Notice is hereby given this 2nd day of February, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8021 Spring Arbor Drive, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CON FIRMED, unless cause to the con-trary thereof be shown on or before the 2nd day of March, 2022, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2022.

\$440,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for		
Prince George's County, MD		
True Copy—Test: Mahasin El Amin, Clerk		
141253	(2-10,2-17,2-24)	

Case No. CAEF 19-01302

(2-10)

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

Notice is hereby given this 4th day of February, 2022, by the Circuit Court for Prince George's County,

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

The Prince George's Post

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