# The Prince George's Post

Your Newspaper of Legal Record

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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 cretion, 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 association dues, it airly, shall be assolited by the purchaser from the date of each of the purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser chall have no further claim against the Substitute Trustees. Purchaser purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603239)

# 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

(2-3,2-10,2-17) 141197

**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

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 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 charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-04313)

# 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>141198</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**

### 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

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 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 forcelosure including sanitary and/or metropolitan disamounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no 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 # 20-604289)

# 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 (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**

### 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

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

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

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

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

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

141222

# **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 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

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

or damage to the property from the date of sale forward. TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the 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 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  $410\text{-}366\text{-}5555 \ \underline{www.melnicknewell.com}$

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

# **NOTICE**

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

Substitute Trustees/

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 property 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

The report states the purchase price at the Foreclosure sale to be \$336,000.00.

28th day of February, 2022.

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

True Copy—Test: Mahasin El Amin, Clerk (2-3,2-10,2-17)

# **NOTICE**

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

> Substitute Trustees/ Plaintiffs.

JUAN RIOS-ESCOBAR ALBA ALVARADO

7705 24th Avenue Hyattsville, MD 20783 Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-45062

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 property 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 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 \$300,000.00.

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

Mahasin El Amin, Clerk 141213 (2-3,2-10,2-17)

# **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: https://pgccouncil.us/LIVE

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

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/\$peak">https://pgccouncil.us/\$peak</a>. 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,

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

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

ATTEST: Donna J. Brown Clerk of the Council

February 28, 2022.

141261 (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 Jermaine 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 occurred under the terms thereof, the Substitute Trustees will sell at public autoin at 14735 Main St. Library Maribora, MD 20772 [front of Main St. 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

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

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

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

# **LEGALS**

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

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

8001 BRETT PLACE **GREENBELT, MD 20770** 

Under a power of sale contained in a certain Deed of Trust from Wayne H. Warren, Jr., dated September 10, 2012 and recorded in Liber 34283, Folio 576 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$558,750.00, and an original interest rate of 5.060%, 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 8, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 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 designations. dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

141308 (2-17,2-24,3-3)

# **LEGALS**

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

# Towson, Maryland 21204 SUBSTITUTE TRUSTEES' SALE OF IMPROVED **REAL PROPERTY**

9701 TEMPLE HILL ROAD CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Robert F Silver, dated December 19, 2016 and recorded in Liber 39179, Folio 23 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$46,050.00, and an original interest rate of A.148%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 8, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 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 designations. dental 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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218  $410\text{-}366\text{-}5555 \ \underline{www.melnicknewell.com}$

(2-17,2-24,3-3)141309

# **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 under the control of the country of th dersigned 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

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 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 assessments. trict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, it airly, shall be assumed by the purchaser from the date of each of the purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604150)

# 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

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

141294

141246

# **LEGALS**

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

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

14109 SPRINGBRANCH DRIVE **UPPER MARLBORO, MARYLAND 20772** 

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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

# MARCH 8, 2022 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 7.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-11099)

# 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**

1707 CINNAMON TEAL WAY UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Makeba Barnes and Darryl Barnes, dated March 23, 2006, and recorded in Liber 24835 at folio 234 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

# MARCH 8, 2022 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 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 escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603602)

# 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

(2-17,2-24,3-3)141295 (2-17,2-24,3-3)

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

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

### 13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway, and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time reviously scheduled, on next day that court sits], on MARCH 8, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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  $410\text{-}366\text{-}5555 \ \underline{www.melnicknewell.com}$

(2-17,2-24,3-3)141310

# **LEGALS**

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

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

# 2914 UPLAND AVENUE FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Estate of Mabel Cobb-Arrington, dated December 26, 2002, and recorded in Liber 17035 at folio 379 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

# MARCH 8, 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

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 \$9,000.00 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 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the propwith interest days of rathrication, the deposit with the forested and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assured the reactor by the purchaser. Condominium fore and/or homeourners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, it ally, shall be assumed by the purchaser from the due of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601646)

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

141296

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

(2-17,2-24,3-3)

141293

# **LEGALS**

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 Representa-tive 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 probate 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 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. Člaim forms mav be obtained from the Register of Wills.

DEBORAH K. CHASANOW Personal Representative

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

Estate No. 123576 (2-3,2-10,2-17) 141219

> 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.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2022.

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

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

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

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

NORRIS FOSTER Personal Representative

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

Estate No. 123158 141220 (2-3,2-10,2-17)

# 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 Market, 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 Castro 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, Charanjit Singh, President/Secretary/Trea-

### NEW- CLASS B(BLX), BEER, WINE & LÌQUÓR

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 WIŃE

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

Joseph 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, 20705.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 22, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

# BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director February 1, 2022

141260 (2-10,2-17)

(2-17,2-24)

# **LEGALS**

### **VIRTUAL PUBLIC HEARING** CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, FEBRUARY 28, 2022 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD

6:00 P.M.

Neo-Traditional Overlay Application No. 924- Ordinance No. 1993 -Janoske Property-7222/7302 Contee Road Laurel, MD 20707

'The Applicant, Ribera Development LLC, has filed an application for a Neo-Traditional Overlay Concept Plan located at 7222 & 7302 Contee Rd., Laurel, MD 20707 to construct a 63-unit townhouse community"

# **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

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 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 www.melnicknewell.com

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Clarissa Faith

Johnson whose address is 902 Ashdale Court, Capitol Heights, MD

20743, was on February 4, 2022 ap-

pointed personal representative of the small estate of Eliza Johnson,

who died on November 7, 2021, without a will.

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

by contacting the personal represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-

All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months. Note:

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

(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 claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice. Any

**ELIZA JOHNSON** 

tative or the attorney.

lication of this Notice.

publication of this Notice.

of the following dates:

# **LEGALS**

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

# TO ALL PERSONS INTERESTED IN THE ESTATE OF LENAIR E WILLIAMS

Notice is given that Gwendolyn G Williams whose address is 10504 Toreador Pl, Upper Marlboro, MD 20774, was on February 10, 2022 appointed personal representative of the small estate of Lenair E Williams who died on October 12, 2021 with

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

All persons having any objection to the appointment 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 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) 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 claim will be barred unless the creditor presents the claims within thirty days from the mailing or other delivery of the notice. Any claim not presented or filed within that time, or any extension provided by law, is unenforceable thereafter.

GWENDOLYN G WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.o. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123917 <u>141315</u>

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

> CLARISSA FAITH JOHNSON Personal Representative

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

Estate No. 123737 141316 (2-17)

Call 301-627-0900 for a quote.

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 Per-sonal 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 probate 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 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.

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 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

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

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

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

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

> DANIEL T MCMULLEN Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 123691

141269 (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)

# THIS COULD

Call

301-627-0900

for a quote.

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

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

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: 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.

MICHAEL A THORNBURG Personal Representative

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

Estate No. 123036 (2-10,2-17,2-24) 141263

# 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 estate 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 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 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.

> MARLENE JONES KINNEY Personal Representative

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

Estate No. 123716

141270

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

# **NOTICE**

6003 Executive Blvd., Suite 101 Rockville, MD 20852

CARRIE M. WARD, et al.

Substitute Trustees/

DORIS BEY (DECEASED)

5018 69th Avenue Riverdale, MD 20737 Defendant(s).

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

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

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

141245 (2-10,2-17,2-24)

# **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE TYRONE NELSON

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 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.

ERIKA T. CLAY Personal Representative

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

141264

UPPER MARLBORO, MD 20773-1729 Estate No. 123059 (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

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 27th day of

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

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

MAYA ANIKA FREEMAN Personal Representative

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

Estate No. 123048

(2-10,2-17,2-24) <u>141271</u>

# **NOTICE**

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

Substitute Trustees/

6008 Seat Pleasant Drive Capitol Heights, MD 20743

TCHO-TCHO PINCKNEY

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-49056

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 prop-erty 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.

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

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

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

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 probate 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 <u>141265</u> (2-10,2-17,2-24)

# **LEGALS**

### 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 Personal 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 probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 22nd day of May, 2022. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

following dates: (1) Six months from the date of the

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

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

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

LAUREN HARRELL Personal Representative

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

Estate No. 122998 <u>141267</u> (2-10,2-17,2-24)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROLYN WORD** AKA: CAROLYN ELIZABETH

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 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.

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 (2-10,2-17,2-24) 141268

PRINCE GEORGE'S COUNTY

GOVERNMENT

**BOARD OF LICENSE** 

COMMISSIONERS

**NOTICE OF PUBLIC HEARING** 

Applications for the following al-

coholic 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 li-

# **LEGALS**

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

Substitute Trustees/

Defendant(s)

BEATRICE JOHNSON 3847 Saint Barnabas Road Unit T4 Suitland, MD 20746

George's County, Maryland Case No. CAEF 20-07777 Notice is hereby given this 2nd Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3847 Saint Barn-abas 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 succes-

In the Circuit Court for Prince

sive 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

141250

True Copy—Test: Mahasin El Amin, Clerk

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

# **NOTICE** CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

10841 Lanham Severn Road

Glenn Dale, MD 20769

SATNARINE RAMJIT

Substitute Trustees/

# Defendant(s) In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03200

Notice is hereby given this 8th 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 10841 Lanham Severn Road, Glenn Dale, MD 20769, 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 8th 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 succes-

sive weeks before the 8th day of March, 2022. The report states the purchase price at the Foreclosure sale to be \$399,000.00.

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

141299

agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director

# **LEGALS**

# **NOTICE**

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

Substitute Trustees/ Plaintiffs.

Defendant(s).

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

Glenarden, MD 20706

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-01302

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 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 (2-10,2-17,2-24)141276

# **NOTICE** CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852 Substitute Trustees

IAMES CARL HUMPHRIES, JR.

(DECEASED)

8021 Spring Arbor Drive Laurel, MD 20707 Defendant(s).

(2-17,2-24,3-3)

# 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 prop erty 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 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 \$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)

# 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 BOLC's website http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the

February 4, 2022 141259 (2-10,2-17)

**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

### 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 Substitute 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 El Amin, Clerk

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

141251

# BE **YOUR** AD!

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

Notice is given that Marta Herrera, whose address is 3102 Kelliher

Road, Hyattsville, MD 20782, was on February 2, 2022 appointed Per-

sonal Representative of the estate of Luis A. Herrera, who died on Janu-ary 11, 2021 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

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

Wills on or before the 2nd day of

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

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

(1) Six months from the date of the

decedent's death, except if the decedent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be obtained from the Register of Wills.

other delivery of the notice.

MARTA HERRERA

REGISTER OF WILLS FOR

Cereta A. Lee

141272

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 122201

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF LUIS A. HERRERA

tative or the attorney.

August, 2022.

the following dates:

decedent's death: or

Roland M. Schrebler Roland M. Schrebler, LLC 5425 Wisconsin Avenue, #600 Chevy Chase, MD 20815 301-718-4820

### 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 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, 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 Upper Marlboro, MD 20773-1729

141266

Estate No. 120743

# 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

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

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 ob-tained from the Register of Wills.

KATHLEEN M BOUCHAL Personal Representative

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

Estate No. 123365 (2-10,2-17,2-24) <u>141274</u>

Mahasin Él Amin, Clerk

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

6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20745 202-709-6726

# NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Dannetta Eugenia Winstead whose address is 3265 Westdale Court, Waldorf, MD 20601 and Zennela McLendon Johnson whose address is 416 East Federal Street, Baltimore, MD 21202 and Michael McLendon, Jr. whose address is 900 W 41st Street, Los Angeles, CA 90037 were on January 24, 2022 appointed co-personal repre-

of the following dates:

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

(2) Two months after the co-personal representatives mails or other-wise 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

ZENNELA MCLENDON JOHNSON MICHAEL MCLENDON, JR.

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

# **YOUR** AD!

Call 301-627-0900 for a quote.

THIS COULD BE

# **LEGALS**

# ORDER OF PUBLICATION **BY POSTING**

TAYAUNNA T. SHORT,

Plaintiff

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

nas 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

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 DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-

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:

# **LEGALS**

E. Nickey Patterson, Esquire

# NOTICE OF APPOINTMENT

IN THE ESTATE OF SHIRLEY TEMPLE GREEN

sentatives of the estate of Shirley Temple Green who died on December 5, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal repre-sentatives 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 July, 2022.

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

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

thereafter. Claim forms may be obtained from the Register of Wills.

DANNETTA EUGENIA WINSTEAD Co-Personal Representatives

CERETA A. LEE

Estate No. 123271

# **LEGALS**

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE SENNER

Notice is given that Tracy Smith whose address is 15800 Presswick Lane, Bowie, MD 20716 was on February 9, 2022 appointed personal representative of the estate of Christine Senner who died on December 12, 2021 without a will.

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

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

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

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

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

TRACY SMITH Personal Representative

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

Estate No. 123583 <u>141323</u> <u>(2-17,2-24,3-3)</u>

# Frank C. Grav 7310 Ritchie Highway, Suite 900

Glen Burnie, MD 21061 410-590-9401

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID RICHARD EMBODY

Notice is given that Julia Adele Embody whose address is 2629 Brown Street, Apt. 201, Philadel-phia, PA 19130 was on Janaury 26, 2022 appointed personal representative of the estate of David Richard Embody who died on October 24, 2021 without a will

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 26th day of Any person having a claim against the decedent must present the claim to the undersigned per-sonal 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.

JULIA ADELE EMBODY Personal Representative

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

Estate No. 123177 141321 (2-17,2-24,3-3)

# **LEGALS**

Karl L. Chen, Esq. CHEN Law, LLC 9701 Apollo Drive, Suite 381 Largo, Maryland 20774 301-358-3981

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES RUSSELL MANLEY

Notice is given that Edwin Littlejohn whose address is 67 Lafayette Street, Stafford, VA 22554 was on February 8, 2022 appointed personal representative of the estate of Charles Russell Manley who died on August 13, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 2022.

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

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

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

EDWIN LITTLEJOHN Personal Representative

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

Estate No. 122674 141322

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD A. WILLIAMSON

Notice is given that Carolyn Williamson Green whose address is 18093 Justine St., Detroit, MI 48234 was on January 27, 2022 appointed personal representative of the estate of Howard A. Williamson who died on December 23, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of

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

following dates:
(1) Six months from the date of the

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

CAROLYN WILLIAMSON GREEN Personal Representative

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

Estate No. 123584 141319

# **ADVERTISE HERE** Call 301-627-**0900 Today!**

# **LEGALS**

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED HOWARD M TURNER

Notice is given that Ronae Chittams whose address is 9206 Fowler Lane, Lanham, MD 20706 was on February 9, 2022 appointed personal representative of the estate of Howard M Turner who died on January 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 9th day of August, 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 obtained from the Register of Wills.

RONAE CHITTAMS Personal Representative

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

Estate No. 122070 <u>141318</u> (2-17,2-24,3-3)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD J TALBERT

Notice is given that Patricia E Talbert Smith whose address is 1011 First Street, Rockville, MD 20850 was on February 8, 2022 appointed personal representative of the estate of Edward J Talbert who died on December 9, 2019 with a

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

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 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 obtained from the Register of Wills.

PATRICIA E TALBERT SMITH Personal Representative

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

Estate No. 123820 141320

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED SHIRLEY CROSS

Notice is given that Kevin Cross whose address is 12140 Palisades Drive, Dunkirk, MD 20754 was on February 4, 2022 appointed per-sonal representative of the estate of Shirley Cross who died on January 27, 2021 with a will.

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

Further information can be ob-

Wills on or before the 4th 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.

KEVIN CROSS Personal Representative

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

Estate No. 119778 <u>141317</u> (2-17,2-24,3-3)

# The Prince George's Post

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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

2005 ODE RD. FORESTVILLE, MD 20747

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 24086, Folio 88 among the Land Records of Prince George's County, MD, with an original principal balance of \$103,583.29, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

### MARCH 8, 2022 AT 11:33 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 \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be optified to any currily proceeds resulting from each resolution of such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 340393-1)

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

141304

(2-17,2-24,3-3)

# **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

# 5105 HAGAN RD. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 29544, Folio 464 among the Land Records of Prince George's County, MD, with an original principal balance of \$279,000.00, 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 located on Main St.), on

### MARCH 8, 2022 AT 11:25 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 \$29,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 302966-2)

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

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

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(2-17,2-24,3-3)

# **LEGALS**

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

2716 KELNER DR. LANDOVER A/R/T/A HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust dated February 19, 2009, recorded in Liber 30615, Folio 195 among the Land Records of Prince George's County, MD, with an original principal balance of \$465,000.00, 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 located on Main St.), on

# MARCH 8, 2022 AT 11:27 AM

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

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

Terms of Sale: A deposit of \$37,000 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 property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 333526-1)

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

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

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141301 (2-17.2-24.3-3)

# 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

# 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.),

# 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 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. 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 physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353572-1)

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

# LEGALS

RWW I AW CROUP LIC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

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

# 1832 METZEROTT RD., UNIT #403 HYATTSVILLE A/R/T/A ADELPHI, MD 20783

Under a power of sale contained in a certain Deed of Trust dated August 10, 2007, recorded in Liber 28850, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$156,130.10, 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 8, 2022 AT 11:29 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. 403 and Building Unit No. 20 in a condominium known as "Presidential Park Condominium" and more fully described in the afore-

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

Terms of Sale: A deposit of \$14,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 342513-1)

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

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

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# LEGALS

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

### 1331 POTOMAC HEIGHTS DR., UNIT #37 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated May 9, 2007, recorded in Liber 29853, Folio 516 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,598.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

# MARCH 8, 2022 AT 11:39 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit numbered thirty-seven (37) in the subdivision known as "Pinewood Hill Condominium, Section One," and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE Gitional runds 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 physproperty from the date of sale. I furthese 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, the little that the return of the deposit without interest. If purchaser fails to eattle 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 d'amages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 343828-1)

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

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

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www.alexcooper.com www.alexcooper.com 141302 (2-17,2-24,3-3)141210 (2-3.2-10.2-17)141307 (2-17.2-24.3-3)

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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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such su

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

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141205

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

# **LEGALS**

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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.),

### 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 ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such su

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

141206

# LEGALS

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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. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser aseles that property will be resold and entire deposit retained by Sub. Trustees as liqui

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

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141209 (2-3,2-10,2-17)

# LEGALS

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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.),

# 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 ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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

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

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

141248

141247

# 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

### 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.),

# 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 purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event this sale reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 335758-4)

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

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

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# LEGALS

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

### 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 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 harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 334670-1)

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

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

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(2-10,2-17,2-24) 141249 (2-10,2-17,2-24)

### **NOTICE**

IN THE MATTER OF: Fernando Alexis Sagastizado

FOR THE CHANGE OF NAME TO Fernando Alexis Cabrera

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-01947

A Petition has been filed to change the name of Fernando Alexis Sagastizado Cabrera to Fernando Alexis

The latest day by which an objection to the Petition may be filed is March 15, 2022.

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

### **NOTICE**

IN THE MATTER OF: Cristian Renato Ruiz Vasquez

FOR THE CHANGE OF NAME TO: Cristian Renato Tobar Ruiz

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-02274

A Petition has been filed to change the name of Cristian Renato Ruiz Vasquez to Cristian Renato Tobar

The latest day by which an objection to the Petition may be filed is March 15, 2022.

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

# **LEGALS**

# **NOTICE**

IN THE MATTER OF: Ben Charles Monroe

FOR THE CHANGE OF NAME TO: Ben Charles Monroe Jr

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-02422

A Petition has been filed to change the name of Ben Charles Monroe to Ben Charles Monroe Jr. The latest day by which an objec

tion to the Petition may be filed is March 15, 2022. MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland 141330 (2-17)

# **NOTICE**

IN THE MATTER OF: Rebecca Jennifer Coleman

FOR THE CHANGE OF NAME TO:

Rebecca Ambrose Hughes

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-02280

A Petition has been filed to change the name of Rebecca Jennifer Coleman to Rebecca Ambrose Hughes. The latest day by which an objection to the Petition may be filed is March 15, 2022.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 141331

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 03/03/2022

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

# **ALLEYCAT TOWING & RECOVERY** 5110 BUCHANAN ST EDMONSTON, MD 20781

2003	CHEVROLET SUBURBAN	DC	EY9781	3GNFK16Z83G319279
2016	CADILLAC CTS			1G6AW5SX0G0120727
2011	FORD ECONOLINE 250			1FTNS2EW2BDA65601
1996	CHEVROLET ASTRO VAN	VA	A53053	1GCDM19W2TB193070

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

2007	GMC	YUKON	MD	1DN3875	1GKFK13087R250019
2008	FORD	MUSTANG			1ZVHT80N885191165
2010	CADILLAC	CTS			1G6DC5EG5A0145938
2004	GMC	YUKON SL	VA	S64497	1GKFK66UX4J188323
2008	MERCEDES-	BENZ R350	VA	UAJ3247	4JGCB65E58A072313
2004	FORD	F150	MD	4DE5660	1FTPX14564NA01328
2006	DODGE	MAGNUM			2D4GZ572X6H398947
2013	NISSAN	ALTIMA	DC	FZ0237	1N4AL3AP3DC141812
2004	MERCEDES	BENZ E-CLASS			WDBUF70J14A568628
2006	HYUNDAI	ELANTRA	MD	2EE2963	KMHDN46D76U333099
2008	NISSAN	ALTIMA			1N4AL21E38C159385
1999	TOYOTA	COROLLA			2T1BR12E1XC243359

141326

# THE PRINCE **GEORGE'S POST EARLY DEADLINES**

FOR THE FEBRUARY 24TH, 2022 EDITION, DEADLINE IS FRIDAY, FEBRUARY 18TH, 2022 AT NOON.

# **LEGALS**

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

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

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

You must reclaim these vehicles by: 02/28/2022

RIO

2014 TOYOTA

2017 KIA

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

**CAMRY** 

MD 3EK1746 4T1BD1FK4EU136204 DC GA4026 KNADM4A32H6040706

8913 OLD ARDMORE RD LANDOVER, MD 207850 Phone: 301-773-7670

CHARLEY'S CRANE SERVICE

2008 HYUNDAI SONATA MD 5DG5525 5NPET46F08H325892 2011 INFINITY G25X VA UDF3643 JN1DV6AR4BM653285

# **ID TOWING** 2817 RITCHIE ROAD **FORESTVILLE MD 20747**

301-967-0739

2014	BUICK	LACROSS	MD	8ED3428	1G4GB5G37EF160737
2009	MERCURY	MILAN	VA	83569A	3MEHM081X9R625991
2006	KIA	SPECTRA	VA	ULJ4586	KNAFE122065346719
2018	NISSAN	ALTIMA	MD	5EE9278	1N4AL3AP1JC187277
2005	CHEVROLET MALIBU		VA	YM2483	1G1ZS52F05F332467
2005	FORD	E-150	VA	UML1755	1FTRE14W45HB29946
2005	FORD	ESCAPE	VA	46970B	1FMYU03115KB16844
2008	NISSAN	ALTIMA	TX	12066D1	1N4AL21E88N523532
2002	HONDA	ODYSSEY	VA	ULS1993	5FNRL18502B019026
2008	DODGE	AVENGER	MD	96799HV	1B3LC76M38N600311
2004	LEXUS	ES330	MD	8EK1350	JTHBA30G645050364
1995	5 MERCEDES-BENZ S500		VA	ZZ9042	WDBGA51E2SA217094

### PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE

LAUREL, MD 20707 301-210-6222

2012 MERCEDES-BENZ E CLASS MD 4EK2877 WDDHF9BB1CA529806

<u>141325</u>

# **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 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

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

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

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

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

141256 (2-10,2-17,2-24) The Prince George's Post Newspaper Call 301-627-0900

Fax

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Have

Very
Safe
Weekend

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Rockville, MD 20852

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15517 ORCHARD RUN DR. BOWIE, MD 20715

# **LEGALS**

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

810 ARBOR PARK PL. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 22, 2014, recorded in Liber 36380, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,018.00, 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 8, 2022 AT 11:35 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 \$37,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liqu

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<u>141305</u>

(2-17,2-24,3-3)

<u>141303</u>

# LEGALS

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

5735 BUGLER ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated November 1, 2010, recorded in Liber 32332, Folio 90 among the Land Records of Prince George's County, MD, with an original principal balance of \$213,448.00, 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 8, 2022 AT 11:31 AM

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

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

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

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(2-17,2-24,3-3)

141306

Under a power of sale contained in a certain Deed of Trust dated July 20, 2007, recorded in Liber 28590, Folio 450 among the Land Records of Prince George's County, MD, with an original principal balance of \$560,000.00, 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 8, 2022 AT 11:37 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 \$65,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such su

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

(2-17,2-24,3-3)

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# ORDER OF PUBLICATION

WILBARGER II, LLC P.O. Box 2367 Denver, Colorado 80201

Plaintiff

OXBRIDGE DEVELOPMENT AT BROCK HALL L.C. c/o Jacqueline M. Leverton, Resi-

dent Agent 12822 Jesse Smith Road Mount Airy, Maryland 21771

UNKNOWN OWNER OF PROP-ERTY

Willoughby Road, Upper Marlboro, Map 092, Grid F1, Parcel 000, Acct No. 03-3881919

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

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in Willoughby Road, Upper Marlboro Account Number 03-3881919

Defendants.

# In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-00454

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Willoughby Road, Upper Marlboro, Account Number 03-3881919 and assessed to Oxbridge Develop-ment at Brock Hall, L.C., and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Willoughby Road, Upper Marlboro, District 03, Map 092, Grid F1, Parcel 0000 Acct No.: 3881919

The complaint states, among other things, that the amounts necessary things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 7th day of February, 2022, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a cony of this Order

the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 4th day of March, 2022, warning all 4th day of March, 2022, warning all persons interested in said property to be and appear in this Court by the 12th day of April, 2022, to redeem the property, Willoughby Road, Upper Marlboro, Account Number 03-3881919, and answer the Complaint of or thereafter a final decree will be rendered fore-closing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER II, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 141287 (2-17,2-24,3-3)

# ORDER OF PUBLICATION

NANCY L. GRASS

PLAINTIFF,

DARIN F. & DOROTHY L. MCGEE

SARAH M. SUIT

COMMUNITY LOAN SERVICING,

and

PRLAP, INC.

and

BANK OF AMERICA, NA

PRINCE GEORGE'S COUNTY, MARYLAND

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 5308 Salima Street, Clinton, MD 20735, BEING known and designated as Lot No. 20 in Block lettered "E", Section One of the subdivision known as 'WILDWOOD ESTATES", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 46, folio 60.

DEFENDANTS.

# In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00485

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, lying and being in Prince George's County, Maryland and sold by the Office of Finance and Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

### Account No.: 09-0879106 Known as: 5308 Salima Street, Clinton, MD 20735

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a gen-eral circulation in the 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 12th day of April, 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 encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

141289 (2-17,2-24,3-3) known if deceased.

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 8726 Fulton Avenue, Lanham, MD 20706, BEING known as property in Kent, 13th Election District of Prince George's County, described as follows: Lots 50.51.52 & 53 9,600.0000 Sq.Ft. & Imps. Glenarden Blk S Assmt \$334,200 Lib 09562 Fl 258 and assessed to William Marion D & Marvin Herrin

DEFENDANTS.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, lying and being in Prince George's County, Maryland and sold by the Office of Finance and Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

### Account No.: 13-1429513 Known as: 8726 Fulton Avenue, Lanham, MD 20706

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

(2-17,2-24,3-3)141291

# THIS COULD BE **YOUR** AD!

# COUNTY COUNCIL HEARINGS COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, MARCH 1, 2022

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

11:30 A.M.

Notice is hereby given that on Tuesday, March 1, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

# **COUNCIL BILLS**

CB-004-2022 – AN ACT CONCERNING SUPPLEMENTARY AP-PROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2022 Budget.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency - COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST: Donna J. Brown Clerk of the Council

(2-17,2-24)141314

# **LEGALS**

# ORDER OF PUBLICATION

NANCY L. GRASS

PLAINTIFF,

MARION D. WILLIAMS

MARVIN HERRIN

PRINCE GEORGE'S COUNTY, MARYLAND

and

All testate and intestate successors of Marvin Herring, believed to be or unknown if deceased, and all persons claiming by, through, or under the individual believed to be or un-

# Case No.: CAE 22-00486

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the 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 12th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title in the Plaintiff a title, free and clear of all encumbrances.

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

Call 301-627-0900 for a quote.

# **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,

AND

Sarah Govan

Philip 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 succes-sive 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)

# **ORDER OF PUBLICATION**

NANCY L. GRASS

PLAINTIFF,

OLIVER C. GRIFFIN

ESTATE OF NORMA C. GRIFFIN

PRINCE GEORGE'S COUNTY,

and

and

**MARYLAND** 

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 5612 Shawnee Drive, Oxon Hill, MD 20745-1956, Lot numbered fourteen (14) in Block numbered 4 (4) in Section numbered six (6) in the subdivision known as "FOREST HEIGHTS", as per plat thereof recorded in Plat Book BB 10, Plat Number 24, as recorded among the Land Records of Prince George's County, Maryland. Being in the

DEFENDANTS.

# In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00488

12th Election District.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property lving and being in Prince erty, lying and being in Prince George's County, Maryland and George's County, Maryland and sold by the Director of Finance, as Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding.

### Account No.: 12-1249929 Known as: 5612 Shawnee Drive, Oxon Hill, MD 20745-1956,

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a general circulation in the 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 12th day of April, 2022 and to redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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

141290

# (2-17,2-24,3-3)

# NOTICE

**LEGALS** 

# LIVABLE WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS

In accordance with Prince George's County Council Bill 1-2003, the minimum livable wage rate for Fiscal Year 2023 has been established at the rate of \$15.60 per hour. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Wage Determination Board at 301-883-6255 or by email at Livablewage@co.pg.md.us

# **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,

Charles E. Walton, Esquire,

tate of Linda K Harper

v.

2208 Green Ginger Circle Accokeek, MD 20607 Defendant

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

Personal Representative for the Es-

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: Mahasin El Amin, Clerk

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

141214

MAHVASH YAZDANI

ORDER OF PUBLICATION

**LEGALS** 

PLAINTIFF,

**ORDER OF PUBLICATION** 

THE ESTATE, PERSONAL REPRE-

SENTATIVE, AND TESTATE AND

INTESTATE SUCCESSORS OF IOE

R. SHEETS, BELIEVED TO BE DE-

CEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR

THE ESTATE, PERSONAL REPRE-

SENTATIVE, AND TESTATE AND

INTESTATE SUCCESSORS OF

MARY D. SHEETS, BELIEVED TO

BE DECEASED, AND ALL PER-

SONS CLAIMING BY, THROUGH,

HUNTLEY SQUARE CONDO-

PRINCE GEORGE'S COUNTY,

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

trators, grantees, assigns or successors in right, title, interest, un-

known owners and any and all per-

sons having or claiming to have any interest in the property and premises situate in the County of Prince

Property Address: 3303 Huntley Square Dr Unit 3303 A-1, Temple Hills, MD 20748

Description: Unit 3303-A-1 2,023 Sq.

Assessed To: Sheets Joe R. and Mary

In the Circuit Court for

Prince George's County, Maryland

CAE 22-00439

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

redemption in the following property 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:

Ft. & Imps. Huntley Square Con

Account Number: 12 1271659

THE STATE OF MARYLAND

OR UNDER MARY D. SHEETS

UNDER JOE R. SHEETS

and

**MINIUM** 

MARYLAND

George's

Assmt: \$60,667

Liber/Folio: 4388/162

and

Plaintiff

IAMES SCHNEIDER

35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

ROSTAM YAZDANI

NANCY L. GRASS

PRINCE GEORGE'S COUNTY, MARYLAND

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 6100 Westchester Park Drive, Condo Unit: TR5 1605, College Park, MD 20740, Tier 5 Unit 1605 850.0000 Sq.Ft. & Imps. Towers In Westches Assmt \$117,333 Lib 39661 Fl 255 Unit TR 51, among the land records of Prince George's County, Maryland

**DEFENDANTS** 

# In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00484

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

### Account No.: 10-2390375 Known as: 6100 Westchester Park Drive, Condo Unit: TR5 1605, College Park, MD 20740

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 7th day of February, 2022, by the Circuit Court for Prince George's County, Mary-

ORDERED, that notice be given by insertion of a copy of this Order in some newspaper having a gen-eral circulation in the 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 12th day of April, 2022 and to redeem the property and answer the Complaint, 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 encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

141292

**NOTICE** 

Kevin Hildebeidel 600 Baltimore Avenue, Suite 208

Alfred J. Szczerbicki, Esquire,

tate of Kimberlyn D. Trice

Upper Marlboro, MD 20774

1211 Blue Wing Terrace

Personal Representative for the Es-

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 men-

tioned 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, pro-

vided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three succes-

sive weeks before the 28th day of

The Report of Sale states the

amount of the foreclosure sale price

to be \$357,000.00. The property sold herein is known as 1211 Blue Wing Terrace, Upper Marlboro, MD

MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD

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

True Copy—Test: Mahasin El Amin, Clerk

141215

February, 2022.

Substitute Trustees,

Defendant

Richard E. Solomon Richard J. Rogers

Michael McKeefery

Towson, MD 21204

Christianna Kerse

(2-17,2-24,3-3)

### Property Address: 3303 Huntley Square Dr Unit 3303 A-1, Temple Hills, MD 20748 Account Number: 12 1271659

Description: Unit 3303-A-1 2,023 Sq. Ft. & Imps. Huntley Square Con Assmt: \$60,667 Liber/Folio: 4388/162

Assessed To: Sheets Joe R. and Mary 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 7th day of February, 2022, by the Circuit Court for Pairs of County (County). ruary, 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 circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this all persons interested in the said properties to be and appear in this Court by the 12th day of April, 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.

encumbrances MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141285 (2-17,2-24,3-3)

# **LEGALS**

### TOWN OF UNIVERSITY PARK **EMERGENCY LEGISLATIVE RESOLUTION 22-O-01**

On February 7, 2022, the Common Council adopted, and the Mayor signed, Legislative Resolution 22-O-01, to establish a new expenditure line item, "Operating General Government", "6970-09 American Rescue Plan Expenditures", and to transfer \$871,708 from "Unreserved-Designated Funds line item 6603-08, American Rescue Plan Reserve," to the new "6970-09 American Rescue Plan Expenditures" line item to enable payments approved by the Mayor and Council.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Ávenue, University Park, MD 20782 until February 18, 2022. The ordinance will take effect immediately, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq. Town Attorney

141332

(2-17)

# LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

# **Board of License** Commissioners

(Liquor Control Board)

REGULAR SESSION

MARCH 2, 2022

1. t/a Famous Lounge - Michele Tekam, Member, for a Class B. Beer, Wine and Liquor for the use of Spectrum Lounge College Park, LLC, t/a Famous Lounge, 5010 Brown Station Road #150, Upper Marlboro, 20772. – Request for a Special Entertainment Permit. Continued from February

2. t/a Mad Cow Grill - Neville Nugent, CEO, for a Class B, Beer, Wine and Liquor for the use of Foodie Vision, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708. - Request for a Special Entertainment Permit. Continued from February 2, 2022.

3. t/a The Brass Tap National Harbor - Mark Ridley, Authorized Person, Managing Member, Sharon Ridley, Authorized Person/Member for a Class B, Beer, Wine and Liquor for the use of M and SR Enterprises, LLC, t/a The Brass Tap National Harbor, 164 Fleet St, National Harbor, MD 20745 - Request for a Special Entertainment Permit.

4. Jemima Ablorh, Member, Ekpo Perry Umoh, Stockholder, t/a Aroma Ultra Lounge, 4000 Town Center Blvd, Bowie, MD 20716, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about November 12, 2020 a new application for a Class B, Beer, Wine and Liquor was filed, that on or about January 26, 2021 approval by the Board was granted to the issuance of the license: the license has not been placed in use within the required time from the Board's approval on November 10, 2021. Licensee represented by Eddie Pounds, Esquire.

5. Sameer Ailawadi, Member, t/a Wydham College Park/Washington DC Area, 4095 Powder Mill Road, MD 20705, Class B(BH), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 7, 2020 a transfer application for a Class B(BH), Beer, Wine and Liquor was filed, that on or about July 27, 2021 approval by the Board was granted to the issuance of the license: the license has not been placed in operation after six months following approval being granted.

6. Angelo Crump, Owner t/a Half Note by DeCarlo, 3841 Evergreen Parkway, Bowie, MD 20716, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 28, 2020 a transfer application for a Class B(BLX), Beer, Wine and Liquor was filed, that on or about September 9, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in use within the required time from the Board's approval on November 1. 2021. Licensee represented by Linda Carter, Esquire.

7. Celbin M. Diaz, Member/Authorized Person, **Coco Night Club**, 2031 A University Blvd, Adelphi, MD 20783, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about September 2, 2020 a transfer application for a Class B(BLX), Beer, Wine and Liquor was filed, that on or about October 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in use within the required time from the Board's approval on November 10, 2021. Licensee represented by Linda Carter, Esquire.

8. Aster Haileselassie, Member/Authorized Person, Mulugeta Tesfakiros, Stockholder, t/a National Golf Club at Tantallon, 300 Street Andrews Drive, Fort Washington, MD 20744, Class C, GCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about December 17, 2019 a new application for a Class C, GCC, Beer, Wine and Liquor was filed, that on or about February 4, 2020, approval by the Board was granted to the issuance of the license; the license has not been placed in use within the required time from the Board's approval on September 28, 2021.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, March 2, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <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

Attest: Terence Sheppard Director February 10, 2022

141311 (2-17,2-24)

# **LEGALS**

# ORDER OF PUBLICATION

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

Plaintiff

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF CHARLES WILLIAMSON, BE-LIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER CHARLES WILLIAMSON

THE STATE OF MARYLAND

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

Property Address: 0 Mcpherson St Account Number: 11 1158047 Description: Lots 81. 82. 12,375.0000 Sq. Ft. Early Haven Assmt: \$15,200.00 Liber/Folio: 05623/826 Assessed To: Charles Williamson

# In the Circuit Court for Prince George's County, Maryland CAE 22-00465

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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 Mcpherson St Account Number: 11 1158047 Description: Lots 81. 82. 12,375.0000 Sq. Ft. Early Haven Assmt: \$15,200.00 Liber/Folio: 05623/826 Assessed To: Charles Williamson

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 7th day of February, 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 circulation in Prince George's County, once a week for George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 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

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

141282 (2-17,2-24,3-3)

**NOTICE** 

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

Estate of William L. Powell and

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

**CIVIL NO. CAEF 21-12124** 

ORDERED, this 8th day of Febru-

ary, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

erty at 5619 Jamestown Road, Hy-

attsville, Maryland 20782 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 8th day of March, 2022 next, provided a copy of this notice be inserted in

some newspaper published in said County once in each of three succes-

sive weeks before the 8th day of

March, 2022, next.
The report states the amount of

MAHASIN EL AMIN

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

(2-17,2-24,3-3)

sale to be \$303,000.00.

True Copy—Test: Mahasin El Amin, Clerk

141298

Estate of Alice D. Powell

Substitute Trustees

# **LEGALS**

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

**ORDER OF PUBLICATION** 

Plaintiff

ELSIE SLAUGHTER

MICHAEL SLAUGHTER SR.

MONICA BUCHANAN

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,INC.

LEHMAN BROTHERS BANK, FSB NKA AURORA BANK FSB

RICK SKOGG, TRUSTEE

THE STATE OF MARYLAND

MARYLAND

PRINCE GEORGE'S COUNTY,

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

Property Address: 0 Opus Ave Account Number: 18 2117018 Description: Lots 19.20.21.22.23 10,000 Sq. Ft. Gr Capitol Heights Blk 10

Assmt: \$35,600 Liber/Folio: 24108/352 Assessed To: Slaughter Elsie Etal.

### In the Circuit Court for Prince George's County, Maryland CAE 22-00474

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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 Opus Ave Account Number: 18 2117018 Description: Lots 19.20.21.22.23 10,000 Sq. Ft. Gr Capitol Heights Blk

Assmt: \$35,600 Liber/Folio: 24108/352 Assessed To: Slaughter Elsie Etal.

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 7th day of February, 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 circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk

(2-17,2-24,3-3)

141281

WILBARGER II, LLC P.O. Box 2367 Denver, Colorado 80201

**ORDER OF PUBLICATION** 

Plaintiff

WOODBURN ESTATES, LLC c/o: Evelyn Scalia, Last known Officer 522 Church Road Upper Marlboro, Maryland 20774

Vs.

THE COLUMBIA BANK C/o: John A. Scaldara, Jr. Resident Agent 7168 Columbia Gateway Drive Columbia, Maryland 21046

and

DAVID S. MUSGRAVE, BRYAN M. MULL, Trustees 233 E. Redwood Street Baltimore, Maryland 21202

and

UNKNOWN OWNER OF PROP-ERTY

Parcel A, Mary Beth Boulevard, Clinton, Map 124, Grid E3, Parcel 000, Acct No. 09-3827748 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

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in Parcel A, Mary Beth Boulevard, Clinton

Account Number 09-3827748

### Defendants. In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-00464

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Parcel A, Mary Beth Boulevard, Clinton, Account Number 09-3827748 and assessed to Woodburn Estates, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceed-

Parcel A, Mary Beth Boulevard, Clinton, District 09, Map 124, Grid E3, Parcel 0000 Acct No.: 3827748

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

a Complaint has elapsed.

It is thereupon this 7th day of February, 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 once a week for three successive weeks, before the 4th day of March, 2022, warning all persons interested in said property to be and appear in this Court by the 12th day of April, 2022, to redeem the property, Parcel A, Mary Beth Boulevard, Clinton, Account Number 09-3827748, and answer the Complaint of or thereafter a final decree will be rendered fore-closing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER II, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 141288 (2-17,2-24,3-3)

# LEGALS

**NOTICE** 

Plaintiffs

Defendants

Substitute Trustees

Chrishana C. Walker

aka Chrishana Calita Walker

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

**CIVIL NO. CAEF 19-01279** 

ORDERED, this 27th day of Janu-

ary, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-

maryland, that the sale of the property at 4002 73rd Avenue, Hyattsville, 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 succes-

sive weeks before the 28th day of

February, 2022, next.
The report states the amount of

MAHASIN EL AMIN

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

vs.

# **NOTICE** Laura H.G. O'Sullivan, et al.,

JOYLOVE M. HUGGINS

Plaintiff

LEVESON GASQUE

**LEGALS** 

Plaintiffs

Defendants

# Defendant In the Circuit Court for Prince

# George's County, Maryland Case No. CAE 20-12265

NOTICE IS HEREBY given this 8th day of February, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 5303 Kenmont Street, Oxon Hill, Maryland 20745, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 8th day of March, 2022,

PROVIDED, a copy of this NO-TICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 8th day of March, 2022. The REPORT STATES the amount of sale to be One Hundred Eighty-Two Thousand Dollars and No

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

Cents (\$182,000.00).

141297

(2-17,2-24,3-3)141221 (2-3,2-10,2-17)

sale to be \$262,000.00.

True Copy—Test: Mahasin El Amin, Clerk

# ORDER OF PUBLICATION

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

Plaintiff

MAXINE B. WILLIAMS

JOHN AUBRY BROWN

and

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF JOHN AUBRY BROWN, BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER JOHN AUBRY

and

THE STATE OF MARYLAND

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: 12947 Fletchertown Rd, Bowie, MD 20720 Account Number: 14 1587765 Description: Entire Imps Razed 5-1-08 3.0000 Acres Map 037 Grid B2 Par

Assmt: \$96,100.00 Liber/Folio: 2742/518 Assessed To: John A. Brown and Maxine B. Williams, etal.

### In the Circuit Court for Prince George's County, Maryland CAE 22-00480

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following proprettering 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: 12947 Fletchertown Rd, Bowie, MD 20720 Account Number: 14 1587765 Description: Entire Imps Razed 5-1-08 3.0000 Acres Map 037 Grid B2 Par

Assmt: \$96,100.00 Liber/Folio: 2742/518 Assessed To: John A. Brown and Maxine B. Williams, etal.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, from the date of sale has expired. It is thereupon this 7th day of February, 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 circulation in Prince eorge's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 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

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

True Copy—Test: Mahasin El Amin, Clerk 141283 (2-17,2-24,3-3)

# **NOTICE**

JEREMY K. FISHMAN, et al. Substitute Trustees

VS.

SHIRLEY YVETTE MCSWAIN-**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 property mentioned in these proceedings and described as 5710 Junipertree Lane, Capitol Heights, MD 20743-6318, made and represented by Jeremy K. Fishman, Samuel D Williamowsky, and Erica T. Davis Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or 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,

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

2022, next.

141211

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

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

# ORDER OF PUBLICATION

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

Plaintiff

ELDER O. THORPE AKA OZEY LEE THORPE

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF ELDER O. THORPE AKA OZEY LEE THORPE, BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER ELDER O. THORPE AKA OZEY LEE THORPE

and

THE STATE OF MARYLAND

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 Ute Way, Capitol Heights, MD 20743 Account Number: 18 1989839 Description: Lots 76.77.78.79.80 9,740 Sq. Ft. Gr Capitol Heights Blk

Assmt: \$33,700 Liber/Folio: 4419/231

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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

tol Heights, MD 20743 Account Number: 18 1989839 Description: Lots 76.77.78.79.80 9,740 Sq. Ft. Gr Capitol Heights Blk

Assmt: \$33,700 Liber/Folio: 4419/231 Assessed To: Elder O. Thorpe

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

Prince George's County; ORDERED, that notice be given

### **NOTICE - ALTERNATE SERVICE** (Md. Rules 2-121,2-122)

Plaintiff,

County, Maryland may grant that relief unless Carmen Frederick, above named defendant can show reason why the court should not grant the relief. Carmen Frederick must file a response to the peti-

If Carmen Frederick fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in Prince George's County at least once a week for three (3) consecutive weeks on or before March 11, 2022. After the time period in the

or to move forward with your case DEBRA J. BURCH Clerk of the Court

(2-17,2-24,3-3)141312

Assessed To: Elder O. Thorpe

# CAE 22-00478

State of Maryland to the plaintiff in this proceeding: Property Address: 0 Ute Way, Capi-

although more than six (6) months from the date of sale has expired. It is thereupon this 7th day of February, 2022, by the Circuit Court for

the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince George's County, once a week for three successive weeks on or before the 4th day of March, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of April, 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141284 (2-17,2-24,3-3)

Anthony Frederick P.O. Box 237 Bushwod, MD 20618

Carmen Frederick 14721 Dunbarton Drive Upper Marlboro, MD 20772 Defendant,

# MARYLAND JUDICIARY Circuit Court for St. Mary's County, Maryland Case No. C-18-FM-21-348

Anthony Frederick, the above named plaintiff, has filed a Com-plaint for Absolute Divorce and Other Relief in which he/she is asking the court to grant absolute divorce from Defendant. The Circuit Court for St. Mary's

tion/complaint/motion on or before April 8, 2022.

judge's order has passed, you may ask the court for a default judgment

Circuit Court for St. Mary's County, Maryland

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