PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MARCH 9, 2022

- 1. t/a El Amate II Restaurant Jose S. Flores, President, Ramon Arbaiza, Vice President, Manuel J Medoza, Secretary for a Class B. Beer, Wine and Liquor for the use of El Amate 2 Restaurant Inc., t/a El Amate II Restaurant, 2420 University Blvd., Hyattsville, 20783. - Request for a Special Entertainment Permit.
- 2. t/a Base Restaurant Dandy Chukwuezi, Managing Member for a Class B(DD), Beer, Wine and Liquor for the use of Base Lounge and Restaurant, LLC, t/a Base Restaurant, 5451 Annapolis Road, Bladensburg, MD 20710. – Request for a Special Entertainment
- 3. t/a Emily Restaurant Jorge A. Vasquez, President/Secretary/ Treasurer, for a Class B, Beer, Wine and Liquor for the use of Emily's Restaurant, Inc., t/a Emily Restaurant, 2065 E. University Blvd., Suite D, Hyattsville, MD 20783. – Request for a Special Entertainment Permit.
- 4. t/a Nipsey's Restaurant & Grill -Lonnie Moses, Jr., Member, for a Class B, Beer, Wine and Liquor for the use of Lonnie Moses, JR, LLC, t/a Nipsey's Grill Restaurant & Grill, 5753 Crain Highway, Upper Marlboro, MD 20772. - Request for a Special Entertainment Permit.
- 5. Baldevbhai M. Patel, President/Secretary/Treasurer, Allentown Liquors Í, Inc., t/a Allentown Liquors, 6321 Allentown Road, Camp Springs, 20748, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Bev-erage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 6:45 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Allentown Liquors located at 6321 Allentown Road, Camp Springs, MD 20748. The operative retrieved one (1) 18 oz bottle of Icehouse beer from the standing refrigerator and then took the item to the cashier for payment The cashier without asking for ID and accepted the payment (money exchange).
- 6. Tesfa Negash, President, Tiruwork Gebremichael, Secretary, Base Liquors T&T Endeavor, Inc., t/a Base Liquors, 4805 Allentown Road, Suitland, 20746, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 8:05 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Base Liquors located at 4805 Allentown Road, Suitland, MD 20746. The operative retrieved one (1) 24 oz bottle of Coors Light beer from the standing refrigerator and then took the item to the cashier (Mr. Tesfa Nagesh) for payment. The cashier without asking for ID and accepted the payment (money exchange).
- 7. Kevin President/Secretary/Treasurer S & W Liquors, Inc., t/a S & W Liquors, 7072 Allentown Road, Camp Springs, 20748, Class A, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; that on Tuesday January 25, 2022, at approximately 6:45 pm one (1) underage male operative (20 yr. old) Preston, of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered S&W Liquors located at 7072 Allentown Road, Camp Springs, MD 20748. The operative retrieved one (1) 23.5 oz can of Smirnoff Ice Smash from the standing refrigerator and then took the item to the cashier (Mr. Edward Holmes) for payment. The cashier without asking for ID and accepted the payment (money exchange).
- 8. Youn Sook Kim, President, Youn's Corp., t/a New Vision Seoulia Restaurant & Liquors, 10820J Rhode Island Avenue, Beltsville, 20705, Class B, BL+, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of R.R No. 60 of the Rules and Regulations of Prince George's County, Meals must be available when alcohol is being served in the restaurant facility or

sold from the off-sale portion of the premises on all Class B+, Beer, Wine and Liquor Licensed premises and R.R. 58 of the Rules and Regulations of Prince George's County, "Any interruption in the operation of the restaurant facilities for any reason must be reported to the Board promptly. Failure to immediately report an interruption is a violation, to wit; that on Monday January 24, 2022, at approximately 1:55 pm Inspectors Tredway entered New Vision Seouila Restaurant & Liquors located at 10820J Rhode Island Avenue, Beltsville, MD 20705 while on a routine inspection. The Liquor Store portion was open while the restaurant portion was found to be closed, the manager Ms. Kim stated that the restaurant portion Is closed on Sundays and Mondays. The licensee did not make notification to the Board that the restaurant would be closed Sundays and Mondays.

9. Catherine F. Okoloise, President/Secretary/Treasurer, Affordable Services, Inc., t/a Joyful Heart African Cuisine, 10631 Greenbelt Road, Suite 101, Lanham, 20706, Class B, Beer and Wine is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulations for Prince George's County and R.R. No. 32 (Inspections: Uncooperative), to wit; that on Wednesday, January 9, 2022, at approximately 5:20 p.m., Inspector Bowden entered Joyful Heart African Cuisine located at 10631 Greenbelt Road, Suite 101, Lanham, MD to conduct a routine inspection. While checking inventory boxes, Inspector Bowden came across (1) 750ml, San Antonio Winery Cardinale, (1) Sweet Bitch Moscato, (1) Barbentura Moscata, (1) Menage a Trois Sweet Red, (2) bottles of Sweet Red, also (1) 1.75 ml of Sutter Home Chardonnay, (1) Sutter Home Sangria and (1) Modgen David Concord. The establishment could not produce invoices to show that the alcohol belonged to Joyful Heart African Cuisine. The cashier refused to sign the report and the cashier and owner refused to provide their names to the inspector.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, March 9, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard February 18, 2022

(2-24,3-3)141360

ORDER OF PUBLICATION

APRIL MALVEO

Plaintiff

THE JAMES LIVING TRUST SERVE ON: THOMAS M. JAMES,

AND

NAZIM KHAN

AND

CATHY L. KHAN

AND

WELLS FARGO BANK, N.A., AS TRUSTEE FOR WAMU MORT-GAGE PASS THROUGH CERTIFI-CATES SERIES 2006-PR3, TRUST SERVE ON: CSC-LAWYERS IN-CORPORATING SERVICE COM-PANY, RESIDENT AGENT

JPMORGAN CHASE BANK, N.A. SERVE ON: THE CORPORATION TRUST, INC., RESIDENT AGENT

AND

CARRIE M. WARD, SUBSTITUTE TRUSTEE

AND

HOWARD N. BIERMAN, SUBSTI-TUTE TRUSTEE

JACOB GEESING, SUBSTITUTE TRUSTEE

AND

PRATIMA LELE, SUBSTITUTE TRUSTEE

AND

JOSHUA COLEMAN, SUBSTI-TUTE TRUSTEE

RICHARD R. GOLDSMITH, JR., SUBSTITUTE TRUSTEE

LUDEEN MCCARTNEY-GREEN, SUBSTITUTE TRUSTEE

AND

JASON KUTCHER, SUBSTITUTE

AND

LEGALS

ELIZABETH C. JONES, SUBSTI-TUTE TRUSTEE

NICHOLAS DERDOCK, SUBSTI-**TUTE TRUSTEE**

AND

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known

15806 DYER ROAD ACCOKEEK, MARYLAND 20607

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

UNKNOWN OWNERS OF THE PROPERTY:

15806 DYER ROAD ACCOKEEK, MARYLAND 20607

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-02974

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

All that property in Prince George's County described as: 23,320.0000 Sq.Ft. Dyer Manor Lot 9 Blk A, Assmt \$17,867 Lib 36242 Fl 256, tax account no. 05-0381293, Deed ref. 36242/00256 and assessed to The James Living Trust.

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

It is thereupon this 14th 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 in Prince George's County once a week for three (3) successive weeks on or before the 11th day of March, 2022, warning all persons interested in the property to appear in this Court by the 19th day of April, 2022 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

MAHASIN EL AMIN Clerk of the Circuit Court for

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

141335

Ricardo A. Lasso, Esq. 4626 Wisconsis Avenue, NW Suite 101 Washington, DC 20016

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(202) 537-0343

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORENTINA MALDONADO

Notice is given that Jimmy Maldonado whose address is 4017 Lawrence Street, Brentwood, MD 20722 was on February 9, 2022 appointed personal representative of the estate of Florentina Maldonado

who died on July 18, 2021 without a Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative or the attorney. All persons having any objection to the appointment (or to the probate 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 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; 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

JIMMY MALDONADO Personal Representative

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

Estate No. 123654 (2-24,3-3,3-10) 141355

Scott B Goldstein 3 South Frederick St, Suite 900 Baltimore, MD 21202 410-539-6339

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNEL A SPENCER

Notice is given that Debra N Spencer, whose address is 203 N Street SW Apt 314, Washington, DC 20024, was on April 14, 2021 appointed personal representative of the small estate of Bernel A Spencer, who died on October 25, 2020 with out a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers to the creditor a copy of this published notice or other written no tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

DEBRA N SPENCER Personal Representative

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

Estate No. 120264 141350 (2-24)

LEGALS

ORDER OF PUBLICATION

APRIL MALVEO

Plaintiff

JUAN A. MIRANDA AND

NOEMY C. PEREZ AND

PETER FRANCHOT, COMPTROL-

LER OF MARYLAND

STATE OF MARYLAND SERVE ON: BRIAN E. FROSH, AT-

TORNEY GENERAL

AND (All persons having or claiming to have an interest in the property sit-uate and lying in PRINCE GEORGE'S COUNTY and known

9637 FORT FOOTE ROAD FORT WASHINGTON, MARY-

LAND 20744 AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

9637 FORT FOOTE ROAD FORT WASHINGTON, MARY-LAND 20744

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: CAE 22-02975

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

All that property in Prince George's County described as: Pt Par 135 (2, 218f Dfr To PG Co RDS Fort F Oot Rd 09)rw Case#465-50, 19,562.0000 Sq.Ft., Assmt \$76,500 Map 113 Grid E4 Par 135 Lib 42157 Fl 086, tax account no. 12-1312248, Deed ref. 42157/00086 and assessed to Juan A. Miranda and Noemy Claure Perez.

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

LEGALS

(6) months and a day from the date

of sale has expired. It is thereupon this 14th 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 in Prince George's County once a week for three (3) successive weeks on or before the 11th day of March, 2022, warning all persons interested in the property to appear in this Court by the 19th day of April, 2022 and redeem the property described above and answer the Complaint or there-after a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 141334 (2-24,3-3,3-10)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF YOLANDA CARDAMONE

Notice is given that Michael Cardamone whose address is 7670 Carley Dr., Port Tobacco, MD 20677 was on February 10, 2022 appointed personal representative of the estate of Yolanda Cardamone who died on November 25, 2021 with a will.

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

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 10th day of August, 2022. Any person having a claim against the decedent must present the claim to the undersigned per-

All persons having any objection

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 dece-

dent died before October 1, 1992,

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

the Register of Wills. MICHAEL CARDAMONE Personal Representative

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

Estate No. 123697 (2-24,3-3,3-10) 141352

LEGALS

File: 2020-10241-4461 LAW OFFICE OF JOHN E. REID,

5335 Wisconsin Avenue, N.W. Suite 440 Washington, D.C. 20015

PLLC

AMENDED ORDER OF PUBLICATION

Lexicon Government Services, LLC,

Ikechukwu Agbim, Danielle Branch Brown, Bradford Foster Brown II, McLean Mortgage Corporation, Mortgage Electronic Registration Systems, Inc., James P. Hodges, Esq., Trustee, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 3605805; situate in District 14 of Prince George's County, Maryland, known as 13201 Zircon Dr., Bowie, MD 20720, and described as 21,077.0000 Sq.Ft. Highbridge Lot 1 on the Tax Roll of the Director of Finance, Defendants

In the Circuit Court for Prince George's County, Maryland CIVIL DIVISION Civil Action No. CAE 21-01630 TAX SALE

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceed-

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have ex-

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 11th day of March, 2022, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 19th day of April, 2022, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Mahasin El Amin, Clerk 141401 (2-24,3-3,3-10)

LEGALS

Miro Nikolov, Esq. Carpio Law Firm LLC 3311 Toledo Terrace Suite B201 Hyattsville, MD 20782 301-559-8100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSE VLADIMIR RIVERA DE

Notice is given that Idis Rivera whose address is 1824 Metzerott Road, Apt #305, Adelphi, MD 20783 was on February 15, 2022 appointed personal representative of the estate of Jose Vladimir Rivera de la Cruz who died on October 29, 2020 without a will. Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal representative or the attorney. 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 15th day of August, 2022. 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. IDIS RIVERA

141353

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

UPPER MARLBORO, MD 20773-1729

Estate No. 120828 (2-24,3-3,3-10)

THIS COULD BE **YOUR** AD!

Call

301-627-0900

for a quote.

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individuals to the Board of Social Services for Prince George's County:

Ms. Audrey B. Chase	Reappointment Term Expiration: 6/30/2025
Ms. Stephanie SJ Cox	Appointment Replacing: Cynthia Terry Term Expiration: 6/30/2023
Ms. Dorothy L. Duppins	Reappointment Term Expiration: 6/30/2025
Ms. Evelyn L. Eligan	Appointment Replacing: Dr. William Welch Term Expiration: 6/30/2023
Ms. Delores A. Furman	Reappointment Term Expiration: 6/30/2024
Ms. Caprina A. Harris	Appointment Term Expiration: 6/30/2025
Dr. Shirley R. Newton-Guest	Reappointment Term Expiration: 6/30/2024
Ms. Salome T. Peters	Appointment Replacing: Vacant Term Expiration: 6/30/2025
Ms. Wanda D. Smith	Reappointment Term Expiration: 6/30/2024
Mr. Nathaniel L. Wallace	Appointment Replacing: Samuel L. Williams Term Expiration: 6/30/2024
Mr. Kenneth L. White	Reappointment Term Expiration: 6/30/2025
Given the current state of the nove	el 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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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,

Donna J. Brown Clerk of the Council

(2-24,3-3)

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: 03/15/2022

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

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

2002	FORD SUPI	ER DUTY VAN	MD	1CC3478	1FDXE45F82HA50486
2006	MERCEDES-B	BENZ C350	VA	3605ET	WDBRF87H96F761193
2008	KIA	SPECTRA	MD	A371495	KNAFE121085509900
2010	CHEVROLET	EQUINOX	MD	2CJ5307	2CNALFEW9A632010
2012	CHEVROLET	IMPALA	MD	8DJ8451	2G1WC5E36C1249566
2007	FORD	500 SEL	VA	UYR7542	1FAHP241X7G113975
2006	HONDA	CIVIC	MD	7DP6054	2HGFG12696H558707

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

2002	CADILLAC	ESCALADE	MD	4BE8009	3GYEK63N92G225066
1995	ACURA	INTEGRA	VA	UWP3001	JH4DC4455SS004055
1998	CHEVROLET	TAHOE	VA	UXU6057	1GNEK13R1WJ342955
2008	TOYOTA	AVALON	MD	7FAR33	4T1BK36B88U273183
2002	CHEVROLET	TRAILBLAZER	VA	UEL1247	1GNDT13SX22340119
2006	NISSAN	MAXIMA	VA	UKC5964	1N4BA41E76C857839
1998	TOYOTA	AVALON	VA	UDT9278	4T1BF18B6WU278238
1976	MERCURY I	MOUNTAINEER	VA	VE9FR3	4M2DU55P2VUJ60478

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

MD 3ED0342 YV1MS390572310072 2007 VOLVO S40 2003 OLDSMOBILE SILHOUETTE DC FD4261 1GHDX13E33D299016

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individuals to the Commission for Women for Prince George's County:

Shantelle Elise Coleman	Reappointment Term Expiration: May 1, 2024
Judith F. Davis	Reappointment Term Expiration: May 1, 2025
Lanta Evans-Motte	Reappointment Term Expiration: May 1, 2024
Maritza E. Gonzalez	Appointment Replacing: Cassandra R. Freeman Term Expiration: May 1, 2023 Full Term Expiration: May 1, 2025
Denise C. McCain	Reappointment Term Expiration: May 1, 2025
Maria Ivonne Rivera	Appointment Replacing: Judith Mickens-Murray Term Expiration: May 1, 2023 Full Term Expiration: May 1, 2025
Beatrice M. Rodgers	Reappointment Term Expiration: May 1, 2025
Sharon J. Smith	Reappointment Term Expiration: May 1, 2023
Robbie W. Terry	Reappointment Term Expiration: May 1, 2023
Carolyn M. White Washington	Reappointment Replacing: Tami V.B. Watkins Term Expiration: May 1, 2024
Deborah C. Wilder	Reappointment Term Expiration: May 1, 2025

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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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,

ATTEST: Donna J. Brown Clerk of the Council

141365

(2-24,3-3)**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: 03/10/2022

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

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST EDMONSTON, MD 20781 301-864-0323

2001 INTERNATIONAL F-4900 1HTSHADT31H379951 1995 FORD VA UA21223 1FDNF70J7SVA66150

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

2005	AUDI	A4			WAUDF68E35A460500
1990	NISSAN	PATHFINDER			JN8HD17Y7LW204051
2007	HYUNDAI	ACCENT	MD	5EA0336	KMHCN36C37U008657
1995	GMC	JIMMY			1GKDT13W4SK528019

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

2007	INTERNATI	ONAL MA025	MD	T0567401	1HTMMAAL47H44574
2005	DODGE	NEON	MD	T0616967	1B3ES56C35D259503
2006	BMW	525I	TX	9815C22	WBANE53586CK80010
2003	HONDA	ODYSSEY			5FNRL18673B057198
2007	DODGE	CARAVAN	MD	25504M7	1D4GP45RX7B238156
2006	FORD	TAURUS			1FAFP53U76A109064
2008	CHEVROLE	T AVEO			KL1TD66658B206891
2016	MERCEDES-			55SWF4KB5GU099522	

141369

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individual to the Washington Suburban Sanitary Commission (WSSC):

Appointment Ms. Regina Y. Speed-Bost Replacing: Ms. Sandra Thompson Term Expiration: 6/1/2023

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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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,

> > NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Bridgette Barksdale whose address is 7416 Earnshaw Drive, Brandywine, MD 20613 was on February 11, 2022 ap-pointed personal representative of the estate of Norbert Van Barks-dale who died on December 23, 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 11th day of

Any person having a claim against the decedent must present

the claim to the undersigned personal representative or file it with the Register of Wills with a copy to

the undersigned on or before the

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

(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.

2021 without a will.

tative or the attorney.

August, 2022.

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF
NORBERT VAN BARKSDALE

Donna J. Brown Clerk of the Council

(2-24,3-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L WITHERS

Notice is given that Diane Withers-Ellis whose address is 12600 Van Brady Road, Upper Marlboro, MD 20772 was on February 15, 2022 appointed personal representative of the estate of Mary L Withers who died on January 14, 2022 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 15th 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.

DIANE WITHERS-ELLIS Personal Representative

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

wise noted in the IFB.

(2-24)

Estate No. 123814 141356 (2-24,3-3,3-10)

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

BRIDGETTE BARKSDALE

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

Estate No. 123845 141357 (2-24,3-3,3-10)

LEGALS

REQUEST FOR PROPOSALS RFP NO. 2022-01

CONVERSION TO GREY BOX SPACE OF 4524 SUITLAND ROAD, SUITLAND, MD 20746

The Redevelopment Authority of Prince George's County (RDA) has issued this Request for Proposals ("RFP") for licensed contractors to convert the interior of 4524 Suitland Road, Suitland, MD 20747 to a Grey Box Finish level.

The IFB with Supporting Documentation will be available on February 25th, 2022, on the following website:

https://www.princegeorgescountymd.gov/3539/Request-for-**Proposals**

Email questions to Gerald Konohia - Senior Manager at gpkonohia@co.pg.md.us. Bids must be received by the Redevelopment Authority no later than March 25th, 2022, at 12:00 PM EST unless other-

141403 (2-24,3-3)

Proudly Serving Prince George's County Since 1932

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

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

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 incurable 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

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

(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 141246 (2-10,2-17,2-24)

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

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

141295

141294

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)

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

141310 (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**

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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

141256 (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

6212 85TH PLACE HYATTSVILLE, MD 20784

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

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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, and Christianna Kersey, Substitute Trustees

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

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 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 \$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 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.

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

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

141336

141296

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 2114 OREGON AVENUE LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Freddie L. Jones and Evelyn M. Jones, dated June 26, 2008, and recorded in Liber 29956 at folio 164 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 15, 2022 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 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 7.25% 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 propwith three days of radical to the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed the soften by the purchaser. Condominium fore and/or homeourous sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-600952

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

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

141337

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE 6518 WOOD POINTE DRIVE **GLENN DALE, MARYLAND 20769**

By virtue of the power and authority contained in a Deed of Trust from Clara Kanu, dated March 31, 2017, and recorded in Liber 39531 at folio 51 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

MARCH 15, 2022 AT 9:31 AM

George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

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 \$37,000.00 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 propwithin interest days of ratification, the deposit will be forefeet and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed these first by the apprehence Condeminium feet and for homeour property. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603478)

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

(2-24.3-3.3-10)

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

ORDER OF PUBLICATION

BY POSTING

TAYAUNNA T. SHORT,

141262

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

Defendants

Plaintiff

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

ORDERED, ON THIS 7th day of February, 2022, by the Circuit Court for Prince George's County, MD: That the Defendant, JOHN DOE, is hereby notified that the Plaintiff, has filed a Complaint for Custody

naming him as the defendant, ORDERED, that the Plaintiff may process to the Defendant, JOHN DOE, in accordance with Maryland Rule 2-121(c) as follows:

By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 9th day of March, 2022, and it is further;
ORDERED that the DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 8TH DAY OF APRIL, 2022, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

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

LEGALS

NOTICE

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

Substitute Trustees/ Plaintiffs,

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

Defendant(s).

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

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 3847 Saint Barnabas Road, Unit T4, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of March, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 2nd day of March, 2022.

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

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

141250 (2-10,2-17,2-24)

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 pro-bate 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 probate 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 ob-tained from the Register of Wills.

> MARLENE JONES KINNEY Personal Representative

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

CERETA A. LEE

Estate No. 123716

141270

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

NOTICE

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

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 prop-erty mentioned in these proceedings and described as 5018 69th Avenue, Riverdale, MD 20737, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 2nd day of March, 2022, 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

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

of Wills with a copy to the under-signed 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. 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 UPPER MARLBORO, MD 20773-1729

Estate No. 123059 (2-10,2-17,2-24) 141264

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 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.

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/

TCHO-TCHO PINCKNEY

6008 Seat Pleasant Drive Capitol Heights, MD 20743 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 property mentioned in these proceedings and described as 6008 Seat Pleasant. 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

141277 (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

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 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 may be obtained from the Register of Wills.

FONDA E JARRETT Personal Representative

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

Estate No. 123454 141265 (2-10,2-17,2-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARLA E JOHNSON

Notice is given that Brittany Johnson whose address is 6947 Emerson Street, Hyattsville, MD 20784 was on February 11, 2022 appointed personal representative of the estate of Marla E Johnson who died on December 13, 2021 without 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

Further information can be ob-

their objections with the Register of Wills on or before the 11th day of August, 2022. 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; 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. BRITTANY 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. 123876 (2-24,3-3,3-10)

NOTICE

<u>141354</u>

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

> Substitute Trustees/ Plaintiffs.

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

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 141276 (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 Per-sonal Representative of the estate of Beatrice Maunder who died on November 12, 2021 with a will.

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

to the appointment (or to the 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 repre-sentative or file it with the Register

igned on or before the earlier of the following dates: (1) Six months from the date of the

of Wills with a copy to the under-

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.

LAUREN HARRELL Personal Representative

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

(2-10,2-17,2-24) 141267 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Estate No. 122998

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,

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file eir objections with the R

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.

ANTOINETTE PHILLIPS Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

141268

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123744

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

BE **YOUR** AD!

THIS COULD

Call

301-627-0900

for a quote.

MECHANIC'S LIEN

SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall **Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/11/2022. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the spected Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079.

LOT#9825, 2014 FORD VIN# 1FADP3K22EL322129 KOON'S FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#9826, 2006 FORD VIN# 1FTWF31PX6ED31475 KOON'S FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#9827, 2016 FORD VIN# 1FM5K7BH2GGB75391 KOON'S FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

VIN# 1FAHP3FN9BW200545 KOON'S FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE LOT#9829, 2014 HYUNDAI

VIN# KMHFH4JG2EA400127

KOON'S FORD OF BALTIMORE

LOT#9828, 2011 FORD

6970 SECURITY BLVD BALTIMORE LOT#9924, 2001 HARLEY DAVIDSON VIN# 1HD1CGP141K141788 THE KUSTOM SHOPPE

HUGESVILLE LOT#9968, 2019 NISSAN VIN# 3N1AB7AP0KL627499 DARCARS CHRYSLER JEEP DODGE 5060 AUTH WAY

16724 PRINCE FREDERICK RD

LOT#9969, 2004 CHEVROLET VIN# 3GNEK12T94G110230 A&B TRANSMISSION 4410 SUITLAND RD SUITLAND

LOT#9971, 2018 CHEVROLET

VIN# 2G1125S37I9109316

BUTCH'S AUTO BODY INC

MARLOW HEIGHTS

620 RITCHIE RD LOT#9972, 2014 VOLKSWAGON VIN# 1VWAT7A31EC038871 FIVE STAR TRANSMISSION

ESSEX LOT#9973, 2019 GENESIS VIN# KMTF54JH9KU064302 JR'S AUTOMOTIVE 410 S. BOND ST

3 HARKO CT #E

BALTIMORE

LOT#9974, 2015 JEEP VIN# 1C4PJMCBXFW733629 BWI AUTOMOTIVE 6830 BALTIMORE ANNAPOLIS BLVD LINTHICUM

LOT#9975, 2005 CHEVROLET VIN# 1GCEC14X25Z223394 JUSTIN MARTIN 7439 NEW HOPE RD WILLARDS

LOT#9976, 1977 CAPR DORY 25' **BOAT** MD# 6082 BP CITY YACHT BASIN 352 COMMERCE ST HAVRE DE GRACE

LOT#9977, 1969 CORONADO 25' **BOAT** MD# 9812 L CITY YACHT BASIN 352 COMMERCE ST HAVRE DE GRACE

LOT#9978, 1983 CARVER 28' BOAT MD# 571 BA CITY YACHT BASIN 352 COMMERCE ST HAVRE DE GRACE

LOT#9979, 1980 CARVER 33'9" **BOAT** MD# 7731 AF CITY YACHT BASIN 352 COMMERCE ST HAVRE DE GRACE

LOT#9981, 2015 BMW VIN# WBA3B5G59FNS14452 BMW OF ROCKVILLE 1450 ROCKVILLE PIKE ROCKVILLE

The Auctioneer Reserves the right to post a minimum bid. Freestate Lien & Recovery Inc 610 Bayard Rd Lothian MD 20711

TERMS OF SALE: CASH

PUBLIC SALE

410-867-9079 141368 (2-24,3-3)

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 representative 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

LEGALS

NOTICE OF APPOINTMENT

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

Estate No. 120743 141266

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 <u>141274</u> (2-10,2-17,2-24)

141269

LEGALS

E. Nickey Patterson, Esquire 6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20745 202-709-6726

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY TEMPLE GREEN

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

DANNETTA EUGENIA WINSTEAD ZENNELA MCLENDON JOHNSON MICHAEL MCLENDON, JR. Co-Personal Representatives

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

Estate No. 123271

LEGALS

TO ALL PERSONS INTERESTED

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 Chris-tine Senner who died on December

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 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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or other delivery of the notice. A claim

not presented or filed on or before

that date, or any extension provided

by law, is unenforceable thereafter.

Claim forms may be obtained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 123583

<u>(2-17,2-24,3-3)</u>

IN THE ESTATE OF CHRISTINE SENNER

12, 2021 without a will.

tative or the attorney.

following dates:

decedent's death; or

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

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

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 probate 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 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.

DANIEL T MCMULLEN Personal Representative

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

> Estate No. 123691 (2-10,2-17,2-24)

141323

P.o. Box 1729

TRACY SMITH

Personal Representative

Prince George's County

CERETA A. LEE REGISTER OF WILLS FOR

Frank C. Gray

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 dece-

dent died before October 1, 1992, nine months from the date of the

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

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All persons having any objection to the appointment (or to the 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 dece-

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

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

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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.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of August, 2022. 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.

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)

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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

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 liqui

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

141304

LEGALS

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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

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 alis to settle within ten days of ratification, subject to order of court, purchaser agies that property will be resold and entire deposit retained by Sub. Trustees as liqui

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300 (2-17,2-24,3-3)

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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

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 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 shell not be entitled to any surplus proceeds resulting from said resale even if such su

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141301 (2-17,2-24,3-3)

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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 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 \$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 shall not be entitled to any surplus proceeds resulting from said resale even if such su

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(2-17.2-24.3-3)

141302

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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 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 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)

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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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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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141305 (2-17,2-24,3-3)

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 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. 335517-2)

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141303 (2-17,2-24,3-3)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15517 ORCHARD RUN DR. BOWIE, MD 20715

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. 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

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141306 (2-17,2-24,3-3)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated August 3, 2006, recorded in Liber 25912, Folio 483 among the Land Records of Prince George's County, MD, with an original principal balance of \$236,874.84, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

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 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. 335758-4)

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141248

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

17305 WILL CT. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated October 30, 2006, recorded in Liber 26751, Folio 655 among the Land Records of Prince George's County, MD, with an original principal balance of \$828,750.00, 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 15, 2022 AT 11:00 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 \$89,000 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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141338

(2-10.2-17.2-24)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

129 69TH ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007, recorded in Liber 28496, Folio 616 among the Land Records of Prince George's County, MD, with an original principal balance of \$297,500.00, 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.),

MARCH 15, 2022 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENis 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. 331407-1)

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(2-24,3-3,3-10) 141339 (2-24,3-3,3-10)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

6717 PINE GROVE DR. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 27979, Folio 658 among the Land Records of Prince George's County, MD, with an original principal balance of \$259,920.00, 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.),

MARCH 15, 2022 AT 11:04 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 \$25,000 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 as estable purchaser shall have no further liability. The defaulted purchaser shall not

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141340

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9001 TAYLOR ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated March 20, 2009, recorded in Liber 30488, Folio 570 among the Land Records of Prince George's County, MD, with an original principal balance of \$198,000.00, 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 15, 2022 AT 11:06 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 \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid 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 have no further liability. The defaulted purchaser shall have no further liability

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141341

(2-24.3-3.3-10)

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

1209 GLACIER AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated February 6, 1998, recorded in Liber 11962, Folio 729 among the Land Records of Prince George's County, MD, with an original principal balance of \$86,000.00, 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 15, 2022 AT 11:08 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 \$6,000 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 sale to settle within ten days of ratification, subject to order of court, purchaser shal

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141342 (2-24,3-3,3-10)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

2706 HUGHES RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated July 31, 2006, recorded in Liber 26008, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$344,000.00, 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 15, 2022 AT 11:10 AM

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

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

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

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

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

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

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

12616 DARLENEN ST. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 26, 2005, recorded in Liber 23039, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$264,800.00, 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 15, 2022 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE 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 alis to settle within ten days of ratification, subject to order of court, purchaser agies that property will be resold and entire deposit retained by Sub. Trustees as liquid

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

The Prince George's Post

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

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Nuisance Abatement Board for Prince George's County:

Mr. Antoinne J. Beidleman Appointment/Citizen member
Replacing: Mr. Donnie T. Arrington
Term Expiration: 1/5/2025

Ms. Shirley A. Lathern Reappointment/Citizen member

Term Expiration: 1/5/2024

Mr. Douglas S. Roeser Reappointment/Citizen member Term Expiration: 1/5/2024

Ms. Betty J. Williams Appointment/Citizen member Replacing: Thelmetria Michaelides

Expiration: 1/5/2025

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: https://pgcouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be

emailed 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,

ATTEST: Donna J. Brown Clerk of the Council

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until April 4, 2022, at 11:59 p.m. local prevailing time for the following project:

Tree Removal at Various Locations 951-H (D)

2. Contract Documents:

Contract documents are only available for download at the following

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM027963 at <u>Public Solicitations: eMaryland</u> Marketplace Advantage (eMMA).
- SPEED eProcurement Platform http://discovery.ariba.com/pro- file / AN01496591158. The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

The Project scope includes Removal, Prune, Stump and Grind high risk trees within right of ways at various locations in Prince George's County.

4. Minimum Qualifications:

The Contractor must have a Maryland Licensed Tree Expert (LTE) on

5. The estimated value of the Contract is classified with the letter designation "" in accordance with the Maryland State Highway Adminis-Specifications, Section (http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/oh d/constructContracts/CostClassKey.asp)

The approximate quantities for major items of work involved are as fol-

QUANTITY	<u>UNIT</u>	<u>DESCRIPTION</u>
1000	SY	Furnish and Place Topsoil Four Inch (4") depth
1000	SY	Seeding and Mulching
500	EA	Tree Removal, 0–6-inch Diameter
1,000	EA	Tree Removal, 6–12-inch Diameter
1,000	EA	Tree Removal, 12–24-inch Diameter
200	EA	Tree Removal, 24–36-inch Diameter
50	EA	Tree Removal, Greater than 36-inch Diameter
20	EA	Bee and Wasp Nest Removal
250	HR	Tree Trimming Crew Hourly
30	DAY	Tree Trimming Crew Daily
250	HR	Emergency Tree Trimming and Removal Services Hourly

- 6. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be enclosed in a sealed envelope and marked separately as follows:
- 7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.
- 8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the
- 9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this proj-
- 10. <u>Unbalanced bid</u>. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsi-
- 11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and subcontractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.
- 12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.
- 13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).
- 14. An optional virtual Pre-Bid Conference will be held on March 14, 2022, at 11:00 a.m. local prevailing time, via Zoom at https://us06web.zoom.us/j/83565519921?pwd=bFFMUmhMW mpxRzRMc21MTmpVRE5JUT09 password 015203.

By Authority of Angela D. Alsobrooks County Executive

(2-24,3-3,3-10)<u>141345</u>

LEGALS

City of District Heights Request for Proposals Comprehensive Pay Scale, **Position Descriptions and Performance Reviews**

The City of District Heights is accepting sealed bids from qualified companies to develop a comprehensive pay scale, position descriptions and a performance review plan for the City's workforce.

A complete copy of the Request for Proposal package can be obtained by contacting the city offices at 410-980-1538 or sending an email request to danbaden@comcast.net. Bids must be received by 3:00 p.m., Friday, March 18, 2022 to be considered. A pre-bid meeting will take place on Friday, March 11, 2022 at 10:00 a.m. EOE.

141402 (2-24)

> Call 301-627-0900 for a quote.

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individuals to the Agricultural Resources Advisory Committee:

Mr. William "Bill" O. Ritchie, Jr Appointment Citizen member Replacing: Margaret Morgan-Hubbard Term Expiration: 6/30/2024 Mr. Steven E. Darcey Reappointment Soil Conservation District member Term Expiration: 6/30/2023

Mr. Daniel A. Donohue Reappointment Forestry member Term Expiration: 6/30/2024

Ms. Essita R. Duncan Appointment Non-Farming Interest member Term Expiration: 6/30/2024

Appointment

Citizen member

Term Expiration: 6/30/2024

Mr. Darren T. Gibson, Ed.D.

Replacing: Bradley P. Miller Term Expiration: 6/30/2023 Ms. Io-Ann Romano Re-appointment Farm Bureau Representative Replacing: Robert Yates Clagett

Term Expiration: 6/30/2024 Ms. Pharyn E. Smith Appointment Citizen member Replacing: Jo-Ann L. Romano

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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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,

ATTEST: Donna J. Brown Clerk of the Council

(2-24,3-3)<u>141363</u>

LEGALS

The City of Glenarden

Salary & Benefits Compensation Study Request for Quote

The City of Glenarden is inviting firms to submit a price quote for services that involves analyzing the City of Glenarden's Salary & Benefits practices, providing the City with a condensed Compensation Study. This Service will help the city accurately adjust salaries and will compare the City's Compensation System with other similar-sized Municipalities.

Responses Due: March 11th, 2022

Send Responses and questions to: Jordan McClung jmcclung@cityofglenarden.org cc CCross@cityofglenarden.org

The Goal for Requested Services:

This project will be the mechanism for finding and creating an appropriate baseline for adjusting salaries and compensation. This will be done to appropriately forecast and establish employee salary as well as compensation for future years to come. The prospective firm will review the existing compensation system, analyze, and discuss findings with the City Manager. The firm will then propose a salary and compensation plan that is fair and equitable to the employees, fiscally sound, rewards performance, merit, and length of service.

141349 (2-24)

The City of Glenarden

Sidewalk Repair & Replacement: ADA Compliancy Project Request for Proposal

The City of Glenarden is inviting proposals to repair and replace sidewalks throughout the city to improve accessibility for residents and repair sidewalks back to ADA standards. Additionally, the city is looking for this firm to install ADA compliant curbed ramps with truncated entries on sidewalks and intersections where the city has deemed it necessary. For the full RFP and SOW please contact the City of Glenarden and the contacts listed below.

Responses Due: March 11th, 2022

Send Responses and questions to: Jordan McClung jmcclung@cityofglenarden.org cc CCross@cityofglenarden.org

Goal for Restoration:

The City of Glenarden is looking to restore sidewalks to be made accessible to all citizens of Glenarden who wish to use the city sidewalks. We are looking to restore the sidewalks back to ADA requirements by inspecting, lifting, leveling, and replacing sidewalks when necessary. The repaired sidewalks will accommodate citizens who use any form of wheelchair and will provide safe access for all citizens who travel by foot throughout the City of Glenarden. The improved sidewalks should be functional, level, and within ADA **LEGALS**

PRINCE GEORGE'S COUNTY **DEPARTMENT OF SOCIAL SERVICES**

FY23 EMPLOYMENT AND TRAINING PROGRAM NOTICE OF FUNDS AVAILABILITY

The Prince George's County Department of Social Services (PGCDSS), in its capacity as the lead organization for welfare reform in Prince George's County, is seeking applications to provide workforce participation, full time employment placement, and retention services. PGCDSS seeks providers capable of assisting approximately 5,300 existing or prospective customers to develop and enhance their employability skills and abilities, become economically self-sufficient, and eliminate reliance on public social services programs. PGCDSS intends to award multiple contracts totaling approximately \$1,941,487 to vendors who demonstrate the ability to successfully meet the requirements of this Request for Applications (RFA). The selected vendors will have complete responsibility and be accountable to PGCDSS for the Scope of Services it proposes to provide under any contract awarded as a result of this RFA even if a portion or portions is subcontracted.

All responses to this solicitation must show the vendor is experienced in and capable of providing the services requested. The intent of this solicitation is to contract with one or more vendors to provide these services. Preference may be given to the vendor(s) that has knowledge and experience handling issues specific to Prince George's County and the most cost effective and comprehensive bids.

This RFA is open to all interested parties. The closing deadline for receipt of responses to this solicitation is 4:00 p.m. on March 25, 2022. Proposals received after 4:00 p.m. will not be considered.

If you are interested in receiving a copy of the solicitation, please contact the Issuing Officer below:

> Yolanda Waugh, Issuing Officer Office of Contracts and Procurement (OCP) Prince George's County Department of Social Services 805 Brightseat Road Landover, Maryland 20785-4723 (301) 909-7038

The Prince George's County Department of Social Services strongly encourages proposals from Certified Minority, Veteran and Small Business Enterprises. Certified County-Based Businesses (CBBs), County-Based Small Businesses (CSBs) and County-Located Businesses (CLBs) are also encouraged to respond.

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

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARING

TUESDAY, MARCH 8, 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 8, 2022, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individuals to the Advisory Committee on Aging for Prince George's County:

Reappointment/Senior Citizens Ms. Margarett Baltimore Member Term Expiration: 2/1/2025 Ms. Michelle Y. Blanc Appointment / Public At-Large Member Term Expiration: 2/1/2025 Reappointment/Public At-Large Ms. Vanecia L. Davis Member Term Expiration: 2/1/2025 Ms. Gwendolyn A. Drummond $Reappointment/Public\ At\text{-}Large$ Term Expiration: 2/1/2023 Appointment/Senior Citizen Ms. Ida R. Fletcher

Replacing: Patrice E. Poole-King Term Expiration: 2/1/2023 Mr. Mark A. Harrison Appointment/Non-Profit Agency Term Expiration: 2/1/2025 Appointment/Senior Citizen Mr. Eddie R. Jordon Member Term Expiration: 2/1/2025

Reappointment/Senior Citizen Member Term Expiration: 2/21/2024 Reappointment/Non-Profit Ms. Erica E. Noble Agency Member

Ms. Gretchen D. Lofland, Ed. D

Term Expiration: 2/1/2025 Ms. Kym D. Taylor Reappointment/Public/Non-

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,

Profit Agency Member

Term Expiration: 2/1/2025

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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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,

ATTEST: Donna J. Brown Clerk of the Council

141348 (2-24)141362 (2-24,3-3)

PLAINTIFF,

ORDER OF PUBLICATION

NANCY L. GRASS

ESTATE OF HAYWOOD E.

WYCHE

ELVINESE S. WYCHE

and

PRINCE GEORGE'S COUNTY, MARYLAND

and

All unknown owners of the property and any person having or claiming to have an interest in the property known as: 9707 Beachwood Avenue, Lanham, MD 20706, Lots numbered Two Hundred Fourteen (214) and Two Hundred Fifteen (215) in Block numbered (15) in the subdivision known as "SHERMAN PARK", as per plat thereof recorded in Plat Book A, Plat 103 among the land records of Prince George's County, Maryland; being in the 20th Election District.

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-02130

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 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.: 20-2249142 Known as: 9707 Beachwood Avenue, Lanham, MD 20706

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is therefore on this 14th 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 19th 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk

brances

141333 (2-24,3-3,3-10)

THE **PRINCE GEORGE'S POST**

Call 301-627-0900 Fax 301-627-6260

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, Resident Agent 12822 Jesse Smith Road

Mount Airy, Maryland 21771

UNKNOWN OWNER OF PROP-

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 gen-eral 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

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

True Copy—Test: Mahasin El Amin, Clerk

NANCY L. GRASS

MARVIN HERRIN

MARYLAND

known if deceased.

vin Herrin

DEFENDANTS.

In the Circuit Court for Prince George's County, Maryland Case No.: CAE 22-00486

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

brances.

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

YOUR AD!

for a quote.

COUNTY COUNCIL HEARINGS

141287

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: https://pgccouncil.us/Speak. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed 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

> > (2-17,2-24)

ATTEST: Donna J. Brown

141314

Clerk of the Council

LEGALS

ORDER OF PUBLICATION

PLAINTIFF,

MARION D. WILLIAMS

PRINCE GEORGE'S COUNTY,

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-

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 & Mar-

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 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 encum-

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

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

THIS COULD BE

Call 301-627-0900

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,

Philip Govan AND

Sarah Govan

16105 Audubon Lane Bowie, MD 20716

Defendant

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

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

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

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

141252 (2-10,2-17,2-24)

ORDER OF PUBLICATION

NANCY L. GRASS

OLIVER C. GRIFFIN

PLAINTIFF,

and

PRINCE GEORGE'S COUNTY,

ESTATE OF NORMA C. GRIFFIN

and

and

MARYLAND

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 12th Election District.

DEFENDANTS.

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

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 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 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)

MECHANIC'S LIEN SALE **2021 KIA RIO**

VIN: 3KPA24AD8ME384646 Sale to be held MARCH 12, 2022

On the premises of:

COLLISION TOWING 7229 LANDOVER RD HYATTSVILLE MD 20785

(2-24,3-3)141361

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

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

Estate No.: 121971 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by LINDA S. MERICLE for judicial probate for the appointment of a personal representative.
A VIRTUAL hearing will be held on APRIL 5, 2022 at 11:00 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

141351 (2-24,3-3)

LEGALS

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

Neo-Traditional Overlay Application No. 924- Ordinance No. 1993 -

"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" 141293

LEGALS

ORDER OF PUBLICATION

NANCY L. GRASS

PLAINTIFF,

MAHVASH YAZDANI

ROSTAM YAZDANI

MARYLAND

PRINCE GEORGE'S COUNTY,

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

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,

Vongie Newman

7519 Riverdale Road, #1949 New Carrollton, MD 20784

Defendant In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-07722

Notice is hereby given this 15th 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 15th day of March, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 15th day of March, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$70,000.00. The property sold herein is known as 7519 Riverdale Road, #1949, New Carrollton, MD

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

141347 (2-24,3-3,3-10)

6:00 P.M.

Janoske Property-7222/7302 Contee Road Laurel, MD 20707

(2-17,2-24)

ORDER OF PUBLICATION

IAMES SCHNEIDER 35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014 Plaintiff

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

UNDER JOE R. SHEETS

and

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, OR UNDER MARY D. SHEETS

MINIUM

HUNTLEY SQUARE CONDO-

and

PRINCE GEORGE'S COUNTY,

THE STATE OF MARYLAND

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: 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

In the Circuit Court for Prince George's County, Maryland CAE 22-00439

Assessed To: Sheets Joe R. and Mary

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:

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

Property Address: 3303 Huntley

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

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

NOTICE JOYLOVE M. HUGGINS

LEVESON GASQUE Defendant

Plaintiff

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 upless cause.

In the Circuit Court for Prince

George's County, Maryland

Case No. CAE 20-12265

ratified and confirmed, unless cause to the contrary be shown on or be-fore 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 Cents (\$182,000.00). MAHASIN EL AMIN Clerk, Circuit Court for

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

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

141297

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

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.

Eddie Pounds, Esquire.

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

THE STATE OF MARYLAND

CHARLES WILLIAMSON

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

NOTICE

CARRIE M. WARD, et al.

(DECEASED) 8021 Spring Arbor Drive Laurel, MD 20707

6003 Executive Blvd., Suite 101 Rockville, MD 20852

JAMES CARL HUMPHRIES, JR.

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 21-12120

Notice is hereby given this 2nd day of February, 2022, by the Circuit Court for Prince George's County,

Maryland, that the sale of the property mentioned in these proceedings

and described as 8021 Spring Arbor Drive, Laurel, MD 20707, made and reported by the Substitute Trustee,

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 in-

serted 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

(2-10.2-17.2-24)

True Copy—Test: Mahasin El Amin, Clerk

141253

be RATIFIED AND CON-

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

Substitute Trustees/

Plaintiffs.

Defendant(s).

LEGALS

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

141282

ORDER OF PUBLICATION

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

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

141281

NOTICE

Plaintiffs

Defendants

vs.

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, Hyattsville, 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.

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

The report states the amount of

Estate of Alice D. Powell

Substitute Trustees

VS.

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

LEGALS

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

Plaintiff

ORDER OF PUBLICATION

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

and

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

right title and interest

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 gen-eral 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

brances, except for ground rents. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

title free and clear of all encum-

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

LEGALS

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

ORDER OF PUBLICATION

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)

MARYLAND

and

PRINCE GEORGE'S COUNTY,

THE STATE OF MARYLAND

ORDER OF PUBLICATION

Plaintiff

JAMES SCHNEIDER

ELDER O. THORPE

OZEY LEE 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

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 Assessed To: Elder O. Thorpe

In the Circuit Court for Prince George's County, Maryland CAE 22-00478

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 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 Assessed To: Elder O. Thorpe

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 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

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)

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

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

vs.

encumbrances

Plaintiff,

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

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 judge's order has passed, you may ask the court for a default judgment or to move forward with your case

DEBRA J. BURCH Clerk of the Court Circuit Court for St. Mary's County, Maryland

LEGALS

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

Rockville, MD 20852 Substitute Trustees

SATNARINE RAMJIT 10841 Lanham Severn Road Glenn Dale, MD 20769

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 successive 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

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141299

Clerk, Circuit Court for

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

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

NOTICE

Rockville, MD 20852 Substitute Trustees/

KEDEME ODA DAWIT G. HABTEGEBRIEL 6108 Kildare Court Fort Washington, MD 20744

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

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

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

Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 141251

MAHASIN EL AMIN

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

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

The Prince George's Post

Your Newspaper of Legal Record

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

We are all in this together!