# COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 31, 2022

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

### 10:00 A.M.

Notice is hereby given that on Tuesday, May 31, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

### **COUNCIL RESOLUTION**

CR-030-2022 - A RESOLUTION CONCERNING COMPENSATION AND BENEFITS, GENERAL SCHEDULE EMPLOYEES - SALARY <u>SCHEDULE G</u> for the purpose of amending the Salary Plan of the County to reflect bonus payments, in lieu of merits, for certain exempt employees within the Executive Branch.

In an abundance of caution and given the current state of the novel coro-navirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eCom-ment portal at: <u>https://pgccouncil.us/Speak</u>. 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 <u>will not</u> be accepted via social media or by telephone/voice mail message.

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

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

### ATTEST: Donna J. Brown

Clerk of the Council

### 141982

NOTICE OF PUBLIC HEARING ON THE PRINCE GEORGE'S COUNTY HOUSING INVESTMENT TRUST FUND

Date: Tuesday, May 31, 2022 Time: 10:00 A.M. Location: VIRTUAL MEETING https://pgccouncil.us/303/County-Council-Video

\*Please check the Prince George's County Council website at <u>https://pgccouncil.us/</u> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this proposed Council Resolution, CR-041-2022, is to commit the Prince George's County Housing Investment Trust Fund (HITF) to a new activity, as identified below:

Proposed HITF-funded project:

<ul> <li>Residences at Springbrook project</li> </ul>	
(Formerly known as 8230 Schultz Road)	<u>\$750,000.00</u>
Total:	\$750,000.00

The Prince George's County Council enacted CB-21-2012, as amended in CB--2017, to establish the Housing Investment Trust Fund in Prince George's County, which services as a vehicle to address foreclosures and allows Prince George's County to provide financing for projects, including but not limited to housing counseling, rental, down payment and closing cost assistance for eligible persons to retain or purchase vacant, abandoned and foreclosed properties for first time homebuyers, as well as Workforce Housing Gap Financing with an emphasis on supporting the development of new construction, rehabilitation and preservation of workforce and affordable housing while targeting households earning up to 120% of the area median income (AMI).

# **LEGALS**

PUBLIC HEARING DATE/TIME:	Tuesday, June 21, 2022 at 5:00 p.m.
PUBLIC HEARING LOCATION:	Virtual Meeting View using the link provided at: <u>https://pgccouncil.us/LIVE</u>
PURPOSE OF PUBLIC HEARING:	To give interested persons the opportunity to give public comment concerning the foregoing proposed Historic Site designation.

Given the current state of the novel coronavirus (COVID-19) pan-demic, 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 clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. to:

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 otherwise changed and, 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.

A copy of the Historic Preservation Commission recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

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

ATTEST: Donna J. Brown Clerk of the County Council

> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith Executive Director

ATTEST: Gavin Cohen Secretary-Treasurer 141981

Ms. D

(5-19,5-26)

(5-19)

# **COUNTY COUNCIL HEARING**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

**TUESDAY, MAY 31, 2022** 

VIRTUAL and IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, May 31, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing

Appointment of the following individual to the Taxicab Board for Prince George's County:

### **LEGALS**

<ul><li>2003 INFINITI</li><li>2005 TOYOTA</li><li>2007 GMC</li></ul>	I30 CAMRY YUKON XL	VA	UWV4743	JNKCA31A11T003202 4T1BE32K25U400860 1GKFK163X7J316414
2006 DODGE	CHARGER			2B3KA53H06H423106
CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670				
2010 HONDA	ODYSSEY	MD	6AB2354	5FNRL3H72AB110617
JD TOWING 2817 RITCHIE RD				

FORESTVILLE, MD 20747 301-967-0739

1999	TOYOTA	CAMRY			4T1BG22K8XU890437
2015	HYUNDAI	ELANTRA	MD	2EB1682	KMHDH4AH2FU282967
2007	HONDA	ACCORD			1HGCM56747A131506
2013	CHEVROLE	T CAPTIVA	MD	5BR2375	3GNAL2EK0DS598890
		SPORT			
2000	ACURA	TL			19UUA5666YA029999
2001	TOYOTA	CAMRY			4T1BG22K61U034058
2010	HONDA	INSIGHT			JHMZE2H75AS034199
2016	VOLKSWAC	GEN PASSAT	MD	2EE8509	1VWAT7A35GC057622
2001	MAZDA	PROTÉGÉ			JM1BJ227710437989
1997	LEXUS	LS400			JT8BH28F4V0078518
2009	TOYOTA	CAMRY			4T1BE46KX9U301807
2017	GMC	ACADIA	MD	8DE8577	1GKKNTLS3HZ292571
2002	HONDA	ODYSSEY	MD	T0714390	5FNRL18772B034866
2011	FORD	E-250	MD	6BY2157	1FTNE2EL5BDA84754
2015	HONDA	ACCORD			1HGCT1B37FA011633

### MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133

1998 MERCURY MONTAINEER MD 1ER2725 4M2ZU54E5WUJ17017

141979

# (5-19)

### PUBLIC NOTICE **CHARTER RESOLUTION NO. 175**

This is to give public notice that the Mayor and City Council of Laurel approved Charter Resolution No. 176 at their regular meeting on Monday, May 9, 2022. This amendment shall become effective on the 28th day of June 2022, unless on or before the 20th day of June 2022, a Petition for Referendum on this Charter Resolution meeting the requirements of Section 4-304 of the MD Local Government Code Annotated is filed in writing with the Mayor or City Administrator by 5:00 p.m. on the 20th day of June 2022.

Article 300 City Charter, Section. 311 entitled "Salary of councilmembers" be repealed and replaced as set forth.

Current Section to be repealed:

### -Salary of councilmem

(a)Each councilmember shall receive an annua <del>- that shall be</del> all councilmembers and shall be as specified from time to time by nance passed by the council in the regular course of its busi however, that the salary specified at the time any councilmemt shall not be changed during the period for which that councilment elected. An ordinance making any change in the salary paid <del>ouncilmem</del> bers, either by way of increase or decrease, shall be finally ordained prior to he municipal election for the members of the next succeeding counc shall take effect only as to the members of the next succeeding council, and provided further that such ordinance shall take effect only upon approval by the majority of the qualified voters voting therein at the next special election.(b)Notwithstanding the provisions of subsection (a) above, effective the second regular meeting after the November, 2015councilmembers shall receive an annual salary adjustment in the amount of five hundred dollars (\$500.00). Further, commencing July 1, 2016 thereafter, for each fiscal year in which city employees receive a ma adjustment, all councilmembers shall receive a salary adjustment equal to thé lesser of one (1) market adjustment or five hundred dollars (\$500 the date of the second regular meeting after the election next succeeding the date on which any market adjustment becomes effective.(c)The members of <del>e city council shall be entitled to the same health benefits to which</del> are entitled while serving on the city council.]

A copy of the County Resolution, CR-041-2022, is available on the Prince George's County Council website at <u>https://pgccouncil.us/</u> or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

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.

For additional information regarding the proposed HITF Commitment, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: May 19, 2022

141991

# NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION WILL HOLD A JOINT PUBLIC HEARING ON THE PROPOSED HISTORIC SITE **DESIGNATION AS TO CERTAIN** PROPERTY IN PRINCE GEORGE'S COUNTY

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of one property in Prince George's County as a Historic Site; specifically, the John and Mary White House (68-103-01), Colmar Manor, with the street address information as follows:

1. (68-103-01) John and Mary White House, 3602 41st Avenue, Colmar Manor, MD 20781

Darlene Bennett	Appointment: Citizen Member
	Replacing: Vacant
	Full Term Expiration: 6/30/2024

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner - both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comcorrespondence may ments/written 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST: Donna J. Brown Clerk of the Council

(5-19)

### 141983 (5-19,5-26)

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: 05/30/2022

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

1963 CHEVROLET IMPALA V8 MD 0Z8773 31869B179929 1991 NISSAN 240ZX JN1MS36P3MW018239 1997 CHEVROLET S-10 PICKUP MD 9BW9711 1GCCS19X4V8160212 ΤΟΥΟΤΑ COROLLA JT2AE86C5E0012800 1984 DC AI7588 2005 TOYOTA CAMRY 8939Z3 4T1BE32K55U003904 MD 1990 CHEVROLET G-SERIES 1GBEG25KXL7165352 L9NTELKDXG1050331 2016 TAOTAO POWERMAX 150 2007 HYUNDAI SANTAFE 5NMSH73E77H038482 VA ULU7485 1FTRW07L31KC59352 2001 FORD F-150 2014 CHEVROLET EXPRESS 1GCWGGCA9E1200797 VA UEJ8443 UYM7813 2G1FP22S6S2132917 1995 CHEVROLET CAMARO VA 1965 FORD MUSTANG 5F08C358959

**Replaced with:** 

### Sec. 311. Salary of Councilmembers.

- (a) Each Councilmember shall receive an annual salary that shall be equal for all Councilmembers, and shall be as set forth herein, by an ordinance passed by the Council in the regular course of its business. Effective December 1, 2023, each Councilmember shall receive a salary adjustment equal to the percentage salary adjustment approved for the City of Laurel employees in the General Operating Budget for Fiscal Year 2024. Every two years thereafter, effective December 1 of each such year, the salary of each Councilmember shall be adjusted in like manner, being the same adjustment approved for the City of Laurel employees in the General Operating Budget for that fiscal year. Each such ordinance adjusting the salary of Councilmembers shall be finally ordained prior to the municipal election for the Members of the next succeeding Council and shall take effect only as to the Members of the next succeeding Council.
- (b) The Members of the City Council shall be entitled to the same health benefits to which employees are entitled while serving on the City Council.
- (c) <u>City Councilmembers may decline all or any portion of the annual salary</u> and benefits to which they are otherwise entitled.

\*\*\*

A complete and exact copy of this Charter Resolution shall be posted at the City of Laurel Municipal Canter, 8103 Sandy Spring Road, Laurel for forty (40) days following its adoption, and on the city's website at www.cityoflaurel.org

Kimberley A. Rau, MMC Clerk to the Council

<u>141946</u>

THE ORPHANS' COURT FOR	THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,	PRINCE GEORGE'S COUNTY,
MARYLAND	MARYLAND
P.O. Box 1729	P.O. Box 1729
Upper Marlboro, Maryland 20773	Upper Marlboro, Maryland 20773
In The Estate Of:	In The Estate Of:
RICHARD LEWIS SLAUGHTER	FAY E COURTNEY
Estate No.: 123322	Estate No.: 123759

# NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representâtive

A VIRTUAL hearing will be held on JUNE 22, 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 FO PRINCE GEORGE'S COU CERETA A. LEE P.O. BOX 1729 UPPER MARLBORO, M PHONE: (301) 952-325	jnty D 20773-1729	REGISTER OF WILI PRINCE GEORGE'S CERETA A. LEE P.O. BOX 1729 UPPER MARLBORG PHONE: (301) 952	COUNTY D, MD 20773-1729
141958	(5-19,5-26)	141959	(5-19,5-26)

(5-19,5-26,6-2,6-9)

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

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A VIRTUAL hearing will be held on JUNE 22, 2022 at 11:00 A.M.

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Further information may be ob-

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above estate:

May 19—May 25, 2022 — The Prince George's Post — A9

# The Prince George's Post

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LEGALS

LEGALS



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

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

### 10314 BUENA VISTA AVE. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated September 9, 2010, recorded in Liber 32588, Folio 547 among the Land Records of Prince George's County, MD, with an original principal balance of \$367,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### MAY 24, 2022 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 343121-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

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

### 13212 HAMPTON FARM LN. BRANDYWINE, MD 20613

Under a power of sale contained in a certain Deed of Trust dated March 21, 2007, recorded in Liber 27579, Folio 142 among the Land Records of Prince George's County, MD, with an original principal balance of \$61,440.00, 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

### MAY 24, 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$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. Theruchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be assed or all losses occasioned by the purchaser shall not be entitled to amy erosponse to the explication, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purch

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

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

### 7201 GLEN PINE ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008, recorded in Liber 29578, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$628,450.00, 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

### MAY 24, 2022 AT 11:14 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 \$60,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan perior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser shall have

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

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

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

(5-5,5-12,5-19) 141868

(5-5,5-12,5-19) 141869

(5-5,5-12,5-19)

### PUBLIC NOTICE **CHARTER RESOLUTION NO. 176**

This is to give public notice that the Mayor and City Council of Laurel approved Charter Resolution No. 176 at their regular meeting on Monday, May 9, 2022. This amendment shall become effective on the 28th day of June 2022, unless on or before the 20th day of June 2022, a Petition for Referendum on this Charter Resolution meeting the requirements of Section 4-304 of the MD Local Government Code Annotated is filed in writing with the Mayor or City Administrator by 5:00 p.m. on the 20th day of June 2022.

Article 300 City Charter, Section. 351 entitled "Salary of the mayor" be repealed and replaced as set forth.

### Current Section to be repealed:

### . 351. - Salary of the mayor.

(a)The mayor shall receive an annual salary as set from time to time by an ssed by the city council in the regular course of busines hange shall be made in the salary for any mayor during the term for which elected. The ordinance making any change in the salary paid to the or, either by way of increase or decrease, shall be finally ordained prior the municipal election to elect the next succeeding mayor and shall take effect only as to the next succeeding mayor.(b)Notwithstanding the proviof subsection (a) above, effective the second regular meeting following November, 2015 election, the mayor shall receive an annual salary adnt in the amount of five hundred dollars (\$500.00). Further, com ing July 1, 2016 and each July 1 thereafter, for each fiscal year in which city ceive a market adjustment, the mayor shall receive a salary adstment equal to the lesser of two (2) market adjustments over the prior <del>riod or five hundred dollars (\$500.00) on the date of the s</del> regular meeting after the election next succeeding the date on which any ent becomes effective.(c)The mayor shall be entitled to the <del>ne health be</del> efits to which employees are entitled while serving on the -council.]

### **Replaced with:**

### Sec. 351. Salary of the Mayor.

- (a) The Mayor shall receive an annual salary as set forth herein, by an ordinance passed by the City Council in the regular course of business. Effective December 1, 2023, the Mayor shall receive a salary adjustment equal to the percentage salary adjustment approved for the City of Laurel employees in the General Operating Budget for Fiscal Year 2024. Every four years thereafter, effective December 1 of each such year, the salary of the Mayor shall be adjusted in like manner, being the same adjustment approved for the City of Laurel employees in the General Operating Budget for that fiscal year. No change shall be made in the salary for any Mayor during the term for which he/she was elected. The ordinance making any change in the salary paid to the Mayor, either by way of increase or decrease, shall be finally ordained prior to the municipal election to elect the next succeeding Mayor, and shall take effect only as to the next succeeding Mayor.
- (b) The Mayor shall be entitled to the same health benefits to which employees are entitled while serving as Mayor.
- (c) The Mayor may decline all or any portion of the annual salary and benefits to which he/she is otherwise entitled.

A complete and exact copy of this Charter Resolution shall be posted at the City of Laurel Municipal Canter, 8103 Sandy Spring Road, Laurel for forty (40) days following its adoption, and on the city's website at www.cityoflaurel.org.

Kimberley A. Rau, MMC Clerk to the Council

### 141945

### NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

(5-19.5-26.6-2.6-9)

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

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

# LEGALS

Lucas I. Dansie 406 5th Street, NW Washington, DC 20001 202-783-1597

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY MAE PROUT

Notice is given that Kevin Demetrius Prout, whose address is 915 Shady Glen Drive, Capitol Heights, MD 20743, was on April 21, 2022 appointed Personal Representa-tive of the estate of Dorothy Mae Prout who died on November 29, 2020 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of October, 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 graditor proceeds the claims within 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 DEMETRIUS PROUT Personal Representative

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

Estate No. 124059 141908 (5-12,5-19,5-26)

### NOTICE

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

> Substitute Trustees/ Plaintiffs,

6721 Knollbrook Drive Hyattsville, MD 20783

# George's County, Maryland Case No. CAEF 18-05044

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, al-though 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 expired.

It is thereupon this 16th day of May, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by

the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 3rd day of June, 2022, 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

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 141988 (5-19,5-26,6-2)

### NOTICE

6003 Executive Blvd., Suite 101 Rockville, MD 20852

CARRIE M. WARD, et al.

vs.

Substitute Trustees/ Plaintiffs,

JOHN F. RICKETTS (DECEASED) 8207 Bock Road Fort Washington, MD 20744

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07186 Notice is hereby given this 10th day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the proprty mentioned in the sale of the prop-erty mentioned in these proceedings and described as 8207 Bock Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFURMED unless cause to the

# LEGALS

All that property in Prince George's County described as: 17,354.0000 Sq.Ft. Rodgers Sub Lot 1 Assmt \$36,300 Lib 38500 Fl 182, tax account no. 18-3837077, Deed ref. 38500/00182 and assessed to Peter Odagbodo Peter Odagbodo.

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

expired. It is thereupon this 16th day of May, 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 3rd day of June, 2022, warning all persons interested in the property to appear in this Court by the 12th day of July, 2022, and redeem the prop-erty described above and answer the Complaint or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 141987 (5-19,5-26,6-2)

PRINCE GEORGE'S COUNTY GOVERNMENT

### **Board of License** Commissioners

(Liquor Control Board) **REGULAR SESSION** 

### JUNE 1, 2022

- 1. t/a El Puente De Oro Restaurant – Ciro Castro, President, for a Class B, Beer, Wine and Liquor for the use of Castro Corp., t/a El Puente De Oro Restaurant, 1401 University Blvd., #G-5 and G-6, Hyattsville, Maryland 20783. – Continued from May 4, 2022.
- 2. t/a El Paraiso Bar and Grill -Erika Tellez Cardenas, President / Secretary / Treasurer, for a Class B, Beer, Wine and Liquor for the use of KMB Corp., t/a El Paraiso Bar and Grill, 143 Bowie Road, Laurel, Maryland 20707. – Request for a Special Entertain-ment Permit.
- 3. t/a Restaurant 55 Michael T. Isley, Member, Carlos Isley, Member Manager, Tonya A. Dodson, Member Manager, Class B(BLX), Beer, Wine and Liquor for the use of Restaurant Jackson Street, Suite B, Hy-attsville, Maryland 2078. – Request for a Special Entertainment Permit.

A virtual hearing will be held via Zoom at <u>7:00 p.m. on</u> Wednesday, June 1, 2022. If you would like to attend, the link to the virtual hearing will be

why the Court should not foreclose all rights of redemption and 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 in the Plaintiff a title, free and clear of all liens and encum-brances and that any such person may redeem this parcel until the Court issues a final judgment fore-closing the right of redemption and vesting in the Plaintiff a Title to the Property free and clear of all liens and encumbraces.

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

True Copy-Test: Mahasin Él Amin, Clerk 141990 (5-19,5-26,6-2)

> Sahmra A Stevenson 9520 Berger Road Suite 212 Columbia, MD 21046 301-795-2728

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLUFEMI KENNETH KOLAWOLE** 

Notice is given that Oluseyi Kolawole, whose address is 7802 Starfire Way, Severn, MD 21144, was on January 28, 2022 appointed Personal Representative of the estate of Olufemi Kenneth Kolawole, who died on September 13, 2020 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of July, 2022.

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

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

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

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

OLUSEYI KOLAWOLE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 MD 20773-1729 JPPER MARLBORO. Estate No. 121063 141914 (5-12,5-19,5-26)

In the Circuit Court for Prince

ROHAN A. CATO

VS.

Defendant(s).

clear of all encumbrances.

erty described above to appear in this Court by the 12th day of July, 2022, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be

deem 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

### The Defendants are hereby informed of the latest date to file a written Answer or Petition to Re-

warning all persons having or claiming to have any interest in the prop-

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

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

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

<u>YEAR</u>	MAKE	MODEL	<u>VIN</u>
2005	NISSAN	XTERRA	5N1AN08W85C628498
2005	NISSAN	ALTIMA	1N4BL11D85C377128
2004	MERCURY	GRAND MARQUIS	2MEFM74W94X689743
2005	NISSAN	ALTIMA	1N4AL11D25C365505
2009	NISSAN	SENTRA	3N1AB61EX9L678916
2006	TOYOTA	COROLLA	1NXBR32E16Z693585
2006	DODGE	CHARGER	2B3KA43G06H176672
2005	LEXUS	LS	JTHBN36F455016718
2006	INFINITI	G35	JNKCV51F56M610099
2014	CHEVY	CAPTIVA	3GNAL4EK1ES615824
2003	FORD	EXPLORER	41FMZU72K53UA83694
2015	FORD	FIESTA	3FADP4AEJ4FM152848
2003	CHEVY	SILVERADO	1GCHK29U43E363827
2007	DODGE	CALIBER	1B3HB48B17D411244
2006	PONTIAC	TOVANTO	2CKDL63FX66082159
2010	FORD	FUSION	3FAHP0JA1AR221474
2005	DODGE	DURANGO	1D4HB48DX5F590193
2018	HONDA	CIVIC	2HGFC3B77JH3522360
2007	DODGE	MAGNUM	2D4FV47V77H794430
2016	NISSAN	ALTIMA	1N4AL3AP6GN313839
2010	NISSAN	SENTRA	3N1AB6AP9AL629826
2017	ACURA	TLX	19UUB1F32HA009826
2005	DODGE	DURANGO	1D4HB38N65F540166
2004	BMW		WBAEV33464KR33643
1999	NISSAN	ALTIMA	1N4DL01D7XC192753
1998	JAGUAR	XJR	SAJPX1849WC823381
2008	SATURN	VUE	3GSDLA3N68S519120
2006	FORD	EXPEDITION	1FMPU17516LA46885
2004	DODGE	RAM	3D7KU28D24G106635
2011	CHEVY	CRUZE	1G1PF5S94B7305865
2008	CADILLAC	ESCALADE	1GYFK66808R152088
2004	JEEP	LIBERTY	1J4GL48K54W268364
2008	HYUNDAI	ENTOURAGE	KNDMC233186046102
2012	DODGE	CHARGER	2C3CDXBG2CH255189
2016	TOYOTA	CAMRY	4T1BF1FKXGU126631
2015	DODGE	DART	1C3CDFBB4FD278828

### 141947

		GEORGE'S
MECHANIC	S LIEN SALE	POST
2015 FIAT 500 PC VIN: 3C3CFFAR		C a l l
Sale to be held I	UNE 3 2022 10:00	301-627-0900
AM on the premi	UNE 3, 2022 10:00 ses of:	Fax
COLLISION TO	WING	301-627-6260
7229 LANDOV HYATTSVILLE		SUBSCRIBE
TIATISVILLE	WID 20705	TODAY!
141944	(5-19,5-26)	

Notice is hereby given this 9th day of May, 2022, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 6721 Knollbrook Drive, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 9th day of June, 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 9th day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$266.355.39.

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

(5-19, 5-26, 6-2)141948

LM FileNo.: 938-00001-Oladokun LEWIS MCDANIELS, LLC 50 Citizens Way Suite 202 Frederick, MD 21701

### ORDER OF PUBLICATION

Plaintiff

### Abimbola Oladokun,

vs.

(5-19)

THE PRINCE

The testate and intestate successors of Luvenia Eunice Gibson, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 2.4400 Acres. & Imps. Assmt \$189,500 Map 013 Grid F3 Par 087 Lib 00000 Fl 004 and being identified on the Tax Roll as Parcel ID: 01-0023861, and which may be known as 11714 Ellington Dr., Beltsville, MD 20705, 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, any and all persons that have or claim to have any interest in the property and premises sit-uate in Prince George's County, Maryland, described as 2.4400 Acres. & Imps. Assmt \$189,500 Map 013 Grid F3 Par 087 Lib 00000 Fl 004 and being identified on the Tax Roll as Parcel ID: 01-0023861, and which may be known as 11714 Ellington Dr., Beltsville, MD 20705, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-12997 TAX SALE

CONFIRMED, unless cause to the contrary thereof be shown on or before the 10th day of June, 2022, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$266,000.00.

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

(5-19,5-26,6-2) 141949

APRIL MALVEO

V.

PETER ODAGBODO

AND

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

6000 LYVETTE WAY CAPITOL HEIGHTS, MD 20743

### AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

6000 LYVETTE WAY CAPITOL HEIGHTS, MD 20743

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

Defendant(s)

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

### CASÉ NO.:

### CAE 22-13037

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

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 Director May 13, 2022 141976

### ORDER OF PUBLICATION

(5-19,5-26)

Plaintiff

James H. Pringle, Jr. v.

# WTC Ventures, L.L.C. et al

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-00509

The object of this proceeding is to secure the foreclosure of all rights of redemption in that certain parcel of real property situate in Prince George's County, Maryland (the "County") sold at Tax Sale by the Collector of Taxes for the County to the Plaintiff in this case, which parcel is described in the Certificate of Tax Sale as:

"Outlot A T-dt S/B 06/29/04 L19837 fl83 2.0500 Acres La Dova Heights-R Blk 6, Assmt. \$2000 Lib 29616 Fl 021"; and also described in the instruments of record in the Land Records of the County as "BEING KNOWN AND DESIG-NATED as Outlot 'A', Block 6 (being a subdivision of Parcel "A-2), LADOVA HEIGHTS, as recorded among the Land Records of Prince George's County, Maryland at Plat Book VJ 183, page 65.", bearing the Property Tax ID No. **13-3170958**. and having the street address of 9313 Laval Drive, Upper Marlboro, MD 20774 (the "Property")

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

WHEREFORE, it is this 16th day of May, 2022, by the Circuit Court for Prince George's County, Mary-

land, hereby: ORDERED, that all Defendants named in this case are hereby informed that, in addition to the other statutorily requisite notices, this nostatutorily requisite nonces, this no-tice shall be given by insertion of a copy of this Order in a newspaper of general circulation in Prince George's County, Maryland once a week for three (3) successive weeks warning all persons having an interwarning all persons having an inter-est in the Property to file a written response in this Court by the 12th day of July, 2022 to Show Cause

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Rd. Ste. 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 HESTER HARRELL MONK ADAMS

Notice is given that Corliss Vaughn Adams, whose address is 3412 Texas Avenue SE, Washington, DC 20020, and David Joseph Adams, whose ad-dress is 3605 Marlbrough Way, College Park, MD 20740, were on April 28, 2022 appointed Co-Personal Representatives of the estate of Hester Harrell Monk Adams who died on March 15, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 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 other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CORLISS VAUGHN ADAMS DANIEL JOSEPH ADAMS **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. 124896 141961 (5-19,5-26,6-2)

right, title and interest

# ORDER OF PUBLICATION Plaintiff

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

2803 EAST NOMAD CT. A/R/T/A 2803 NOMAD CT., EAST BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated August 28, 2014, recorded in Liber 36323, Folio 359 among the Land Records of Prince George's County, MD, with an original principal balance of \$105,424.00, 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

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

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

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

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

<u>141900</u>

LEGALS

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

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

### 6027 APPLEGARTH PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated October 25, 1993, recorded in Liber 9134, Folio 732 among the Land Records of Prince George's County, MD, with an original principal balance of \$76,000.00, 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

### JUNE 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 \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. The purchaser shall be responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be neull and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser shall not purchaser shall not purchaser shall not be enselded and gurchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said r

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

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

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

<u>(5-12,5-19,5-26)</u> <u>141938</u>

LEGALS

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

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

### 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

### JUNE 7, 2022 AT 10:40 AM

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

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

Terms of Sale: A deposit of \$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. Nurchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be neurn of the deposit without interest. If purchaser shall not be entitled damages for all losses occasioned by the purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale avdit of the surplus proceeds resulting from said resale avdit purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resal

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

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

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

(5-19,5-26,6-2)

<u>141899</u>

(5-12,5-19,5-26)

LEGALS

LEGALS

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

LEGALS

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

### 14208 BARENTON DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 3, 2005, recorded in Liber 22855, Folio 297 among the Land Records of Prince George's County, MD, with an original principal balance of \$214,200.00, 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

### JUNE 1, 2022 AT 10:54 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 78, in the "Phase 13, Highland Gate 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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and sponsible for any recapture of homestead tax credit. An inster taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the tatus of the loan servicer including hut not limited to dater. status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 349677-1)

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

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

ALEX COOPER AUCTS., INC. 908 YORK RD., TOWSON, MD 21204 410-828-4838 www.alexcooper.com 6003 Executive Boulevard, Suite 101 Rockville, MD 20852 (301) 961-6555

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

### 3701 WALNUT LN. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 23, 2006, recorded in Liber 27401, Folio 517 among the Land Records of Prince George's County, MD, with an original principal balance of \$46,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### JUNE 1, 2022 AT 10:56 AM

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

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 351748-2)

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

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

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

### 12168 BELTSVILLE DR. BELTSVILLE, MD 20705

Under a power of sale contained in a certain Deed of Trust dated May 25, 2007, recorded in Liber 29671, Folio 670 among the Land Records of Prince George's County, MD, with an original principal balance of \$282,400.00, 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

### JUNE 7, 2022 AT 10:42 AM

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

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

Terms of Sale: A deposit of \$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 pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private harges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is reponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 321850-1)

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

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

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

(5-12,5-19,5-26) 141902

(5-12,5-19,5-26) 141939

(5-19,5-26,6-2)

Ianelle Ryan-Colbert, Esq. 3060 Mitchellville Rd. Ste. 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 HESTER HARRELL MONK ADAMS

Notice is given that Corliss Vaughn Adams, whose address is 3412 Texas Avenue SE, Washington, DC 20020, and David Joseph Adams, whose ad-dress is 3605 Marlbrough Way, College Park, MD 20740, were on April 28, 2022 appointed Co-Personal Representatives of the estate of Hester Harrell Monk Adams who died on March 15, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 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 dece-dent 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 other-wise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

CORLISS VAUGHN ADAMS DANIEL JOSEPH ADAMS **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. 124896 (5-19,5-26,6-2) <u>141961</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARCY CANAVAN AKA MARCY C CANAVAN

Notice is given that Richard Canavan, whose address is 16504 Old Marshall Hall Rd., Accokeek, MD

Peter D. Antonoplos 5425 Wisconsin Ave, Suite 600 Chevy Chase, MD 20815 (301) 328-8927

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRIAN GERALD SMITH A/K/A: BRIAN G. SMITH

Notice is given that Karen Campo, whose address is 12 Grove Street, Enfield, CT 06082, was on May 6, 2022 appointed Personal Representative of the estate of Brian Gerald Smith a/k/a: Brian G. Smith who died on July 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.

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 6th day of No-vember, 2022.

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

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

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

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

KAREN CAMPO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123730 <u>141962</u> (5-19,5-26,6-2)

### **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

Notice is given that Michelle A Fenwick, whose address is 1404 C Street NE, Washington, DC 20002,

AGNES MARIE HARRISON

Peter D. Randolph, Esq. Lawless, Randolph & Dale, LLC One Dudley Court Bethesda, MD 20814 301-530-8800

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF LEROY V. DORSEY

Notice is given that Marie Dorsey, Whose address is 1315 Glacier Ave, Capitol Heights, MD 20743, was on May 4, 2022 appointed Personal Representative of the estate of Leroy V. Dorsey, who died on June 2, 2021 without a will.

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

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 4th day of No-vember, 2022.

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

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

(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.

MARIE DORSEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124751 141965

(5-19,5-26,6-2)

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 JEANETTE E. THOMAS

Notice is given that Sherri R. Lewis, whose address is 11710 Spy-glass Court, Fort Washington, MD 20744, was on May 4, 2022 appointed Personal Representative of the estate of Jeanette E. Thomas who died on January 22, 2022 with a will.

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

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

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

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

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

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

SHERRI R. LEWIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124528 141963 (5-19,5-26,6-2)

# **To Subscribe** Call **The Prince** George's Post at 301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Ianelle Ryan-Colbert, Esq. 3060 Mitchellville Rd., Ste. 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 GREGORY LEONARD CARTER

Notice is given that Sheryl Lott, whose address is 99 Frances Lane, Chicago, IL 60411, was on April 28, 2022 appointed Personal Represen-tative of the estate of Gregory Leonard Carter, who died on March 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2022.

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

SHERYL LOTT Personal Representative

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

Estate No. 124851

(5-19,5-26,6-2) 141966

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JONNIE M. PEARSON

Notice is given that Chrystal Hall, whose ad ess is 6539

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LLOYD W. KREMER, SR.

Notice is given that Peggy Swann, éss is 5230 N whose ad

# LEGALS

Matthew J. Dyer, Esquire The Law Offices of Richard M. McGill P.O. Box 358 Upper Marlboro, MD 20773 301-627-5222

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY CLAYTON JOHNSON

Notice is given that Jeanette M Johnson, whose address is 5901 48th Avenue, Riverdale, MD 20737, was on May 6, 2022 appointed Personal Representative of the estate of Gary Clayton Johnson, who died on November 26, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of November, 2022.

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

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

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

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

JEANETTE M. JOHNSON Personal Representative

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

<u>141967</u>

**LEGALS** 

Estate No. 124520

(5-19,5-26,6-2)

20607, and Kelly Canavan, whose address is 2701 Colonial Rd., Acco-keek, MD 20607, were on March 21, 2022 appointed Co-Personal Representatives of the estate of Marcy Canavan who died on February 6, 2020 with a will.

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

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

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

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

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

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

### KELLY CANAVAN RICHARD CANAVAN **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. 123437

(5-12,5-19,5-26)

<u>141912</u>

and Latasha M Hymes, whose address is 5293 85th Ave Apt#105, New Carrollton, MD 20784, were on April 21, 2022 appointed Co-Personal Representatives of the estate of Agnes Marie Harrison who died on January 9, 2022 with a will.

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

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

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

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

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

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

MICHELLE A FENWICK LATASHA M HYMES **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. 123995 (5-12,5-19,5-26) <u>141913</u>

Notice is given that Betty L Austin, whose address is 12515 High Germany Rd SE, Little Or-leans, MD 21766, was on April 28, 2022 appointed Personal Representative of the estate of Lawrence Calvin Horn, who died on January 16, 2022 without a will.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

LAWRENCE CALVIN HORN

IN THE ESTATE OF

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2022.

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

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

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

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

BETTY L AUSTIN Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124614
141915 (5-12,5-19,5-26)

IAMES WESLEY DUNLAP

Notice is given that Teresa Cody, whose address is 133 Codys Lane, Triadelphia, WV 26059, was on March 14, 2022 appointed Personal Representative of the estate of James Wesley Dunlap, who died on April 27, 2020 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of September, 2022.

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

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

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

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

TERESA CODY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 123020 141916 (5-12,5-19,5-26)

Court, Bryans Road, MD 20616, was on March 8, 2022 appointed Per-sonal Representative of the estate of Jonnie M. Pearson, who died on January 19, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 2022.

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

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

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

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

CHRYSTAL HALL Personal Representative

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

<u>141917</u>

Estate No. 124099

(5-12,5-19,5-26)

Road, Marbury, MD 20656, was on March 25, 2022 appointed Personal Representative of the estate of Lloyd W. Kremer, Sr, who died on May 20, 1986 without a will. Further information can be ob-tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of September, 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 otice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

PEGGY LOU SWANN Personal Representative

141918

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

> Estate No. 122483 (5-12,5-19,5-26)

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COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

> 2125 CONGRESBURY PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Mark A. Harrison, dated May 12, 2017 and recorded in Liber 39646, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$388,170.00, and an original interest rate of 4.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 MAY 24, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

# LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

### 6607 DANDEE LANE **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Vetta J. Ridgeway-Fulks, dated March 29, 2005 and recorded in Liber 22047, Folio 351 among the Land Records of Prince George's County, Mary Ind, with an original principal balance of \$399,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 heal occur at time provincing scheduled on payt day that court site. shall occur at time previously scheduled, on next day that court sits], on MAY 24, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218

### LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

### 7705 FREDERICK ROAD WEST LANHAM, MD 20784

Under a power of sale contained in a certain Deed of Trust from Richard E. Proctor, dated December 7, 2000 and recorded in Liber 14240, Folio 490 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$13,508.60, and an original interest rate of 18.990%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 MAY 24, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 pur-chase menory at the patter rate from the day of foreclosure auction to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

E.T. Newell & Co

141859

141934

(5-5,5-12,5-19)

141860

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(5-5,5-12,5-19)

<u>141861</u>

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(5-5,5-12,5-19)

**LEGALS** 

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 8118 LONDONDERRY COURT LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Kenneth O. Adams and Crystal A. Adams, dated March 10, 2006, and recorded in Liber 24669 at folio 073 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

### JUNE 7, 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 \$31,000.00 at the function in the substitute induces in a view of 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 9.375% per annum from date of sale to the date the funds are received in the office of the Substitute Tructors if the property is purchased by an ontific other than the successful bidder. the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-600422)

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

> (5-19,5-26,6-2) 141935

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 5037 37TH AVENUE HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Sonia E. Francis, dated March 23, 2007, and recorded in Liber 29946 at folio 115 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

### JUNE 7, 2022

### AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the function of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Subcititute Tructors, if the property is purchased by an ontific other than the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603896

### 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

(5-19, 5-26, 6-2)

LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

### 14236 RUTHERFORD ROAD UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kevin L. Smith, dated June 15, 2017, and recorded in Liber 39735 at folio 117 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

### MAY 24, 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 \$52,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure including sanitary and/or metropolitan disamounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and astrict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-600580</u>)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(5-5, 5-12, 5-19)

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

### PUBLIC NOTICE

### APPROVAL OF THE BOWIE-MITCHELLVILLE AND VICINITY MASTER PLAN INCLUDING PLANNING AREA 71A, 71B, 74A, AND 74B IN PRINCE GEORGE'S COUNTY

### (CR-018-2022)

Notice is hereby given that on March 8, 2022, the County Council of Prince George's County, sitting as the District Council, adopted CR-018-2022, an ordinance to approve the Bowie-Mitchellville and Vicinity Master Plan. The master plan area includes Planning Areas 71A (Bowie and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity), and generally comprises properties contained within the area bounded by the Patuxent Research Refuge to the north, MD 193 (Enterprise Road / Watkins Park Drive) to the west, Leeland Road / Queen Anne Road to the south, and the Patuxent River to the east, including the entire City of Bowie and the portions of the unincorporated communities of Mitchellville and Collington.

The new master plan defines land use policies and serves as the primary guide for future development of this area. The approved master plan amends portions of the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035), for the Physical Development of the Maryland-Washington Regional District within Prince George's County, Maryland by defining the boundaries, Cores, and Edges of the Bowie Local Town Center and the Bowie State University MARC Campus Center, the County Growth Boundary, and the Rural and Agricultural Area. The master plan also amends 2009 Countywide Master Plan of Transportation and 2013 Formula 2040: Functional Master Plan for Parks, Recreation and Open Space for Planning Areas 71A, 71B, 74A, and 74B. The master plan replaces the 2006 Master Plan for Bowie and Vicinity, and the 2010 Bowie State MARC Station Sector Plan in their entirety.

For additional information on the Bowie-Mitchellville and Vicinity Master Plan please contact Thomas Lester, Project Leader, at 240-573-2496 or by email: Thomas.Lester@ppd.mncppc.org

### BY ORDER OF THE COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

Calvin S. Hawkins, II Chairman

PLAINTIFF

### ATTEST:

Donna J. Brown Clerk of the Council

141984

# **ORDER OF PUBLICATION**

MARK BYRD

# GEORGIA E. GARTLAND

V.

AND

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

1150 APPLE VALLEY ROAD ACCOKEEK, MD 20607

### AND

LEGALS

PLAINTIFF

### **ORDER OF PUBLICATION** APRIL MALVEO

V. UV PROPERTIES, LLC

SERVE ON: ANDREW G. INTER-DONATO, MEMBER/DIRECTOR

SERVE ON: CHUCK TRALKA, MEMBER/DIRECTOR

SERVE ON: NORTHWEST REGIS-TERED AGENT SERVICE, INC., RESIDENT AGENT

AND

SECURED REAL ESTATE INCOME FUND I, LLC

SERVE ON: CHUCK TRALKA, MEMBER/DIRECTOR

SERVE ON: THE CORPORATION TRUST COMPANY, RESIDENT AGENT

AND

WANDA W. DEBORD, TRUSTEE

AND

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

5911 CROMWELL COURT UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE ON: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

### AND

(5-19)

UNKNOWN OWNERS OF THE PROPERTY:

5911 CROMWELL COURT UPPER MARLBORO, MD 20772

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

Defendant(s)

# Prince George's County, Maryland CASE NO.:

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

All that property in Prince George's County described as: 12,899.0000 Sq.Ft. Windsor Park - Plat Lot 1 Blk D<sup>A</sup>ssmt \$18,967 Lib 37398 Fl 099, tax account no. 15-1782689, Deed ref. 37398/99 and assessed to UV Properties, LLC.

### and

All unknown owners of the Property described below, their 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 leasehold or any other interest in the Property and premises situate, described as:

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo Account No: 17-1877380 known as address of 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No.: CAE 21-02763

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

1,802.0000 Sq.Ft. & Imps. Riggs Hill Condo Account No: 17-1877380

known as 7401 18th Ave, Unit 6 Bldg F (Apt. 106) The Complaint states, among other In a Complant states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 2nd day of May, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the incertion of a conv of the Order the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks before the 20th day of May, 2022, warning all persons interested in the property to appear in this Court by the 28th day of July, 2022 and redeem the property and an-swer the Complaint or thereafter a Final Judgment will be entered fore-closing all rights of redemption in the property, and vesting in the

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

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

True Copy—Test: Mahasin El Amin, Clerk

(5-5,5-12,5-19) 141890

### PRINCE GEORGE'S COUNTY GOVERNMENT

**Board of License** Commissioners (Liquor Control Board)

### **REGULAR SESSION** MAY 24, 2022

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

### prior on the BOLC's website at <u>ĥttp://bolc.mypgc.us</u> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

(5-12,5-19)

Plaintiff

Attest:	
Terence Sheppard	
Director	
May 4, 2022	

### ORDER OF PUBLICATION

Miyonna Campbell,

vs.

RVS Holdings and Investments Co; Broad Creek Yacht & Recreation Club, Inc.;

### And

<u>141925</u>

All other persons having or claiming to have an interest in property described as 515 Broad Creek Dr., Fort Washington, MD 20744, and more fully described in Liber 39863 Page 00416 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$95,833.00; and Assessed to: RVS Holdings and Investments Co; Property ID: 05-5559934

### Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-13035

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

Property described as 515 Broad Creek Dr., Fort Washington, MD 20744, and more fully described in Liber 39863 Page 00416 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$95,833.00; and Assessed to: Broad Creek Yacht & Recreation Club, Inc.; Property ID: 05-5559934

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 16th day of May, 2022, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 3rd, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of July, 2022 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclos-

### **ORDER OF PUBLICATION**

Plainview Financial Services, Ltd Plaintiff VS.

Yornados Andemichael; Prince George's County, Maryland

And

LEGALS

All other persons having or claiming to have an interest in property described as 11103 Fort Washington Rd., Fort Washington, MD 20744, and more fully described in Liber 35903 Page 0280 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$80,933; and Assessed to: Yornados Andemichael; Property ID: 05-0399360

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-13034

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

Property described as 11103 Fort Washington Rd., Fort Washington, MD 20744, and more fully described in Liber 35903 Page 0280 among the Land Records Book for Prince George's County, Marvland, Assessed Value: \$80,933; and Assessed to: Yornados Andemichael; Property ID: 05-0399360

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 16th day of May, 2022, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before June 3rd, 2022, warning all persons interested in the said properties to be and appear in this Court by the 12th day of July, 2022 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk 141986 (5-19,5-26,6-2)

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

CAE 22-12968

Plaintiff in this proceeding:

right, title and interest In the Circuit Court for

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE ON: RHONDA L. WEAVER. ACTING COUNTY ATTORNEY

### AND

UNKNOWN OWNERS OF THE PROPERTY:

### 1150 APPLE VALLEY ROAD ACCOKEEK, MD 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 22-12969

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

All that property in Prince George's County described as: Apple Valley A Creage, 5.3400 Acres. Assmt \$130,267 Map 151 Grid B3 Par 127 Lib 02944 FI 573, tax account no. 05-021(2)40 FI 573, tax account no. 05-0316349, Deed ref. 02944/00573 and assessed to Georgia E. Gartland and Betty J. Dill.

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

It is thereupon this 2nd day of May, 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 20th day of May, 2022, warning all persons interested in the property to appear in this Court by the 28th day of June, 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141888 (5-5,5-12,5-19)

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of June, 2022.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

ANTHONY EUGENE FELUS SR.

Notice is given that Pamela Miller,

whose address is 17129 Atlanta Rd., Bridgeville, DE 19933, was on De-cember 29, 2021 appointed Personal Representative of the estate of An-thony Eugene Felus Sr. who died on April 22, 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

IN THE ESTATE OF

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

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

(2) Two months after the personal 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.

PAMELA MILLER Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123104
141877 (5-5,5-12,5-19)

### NOTICE

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

VS.

Estate of James I. Cope Jr. Defendant

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

### CIVIL NO. CAEF 21-12103

ORDERED, this 25th day of April, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3614 Jeff Road, Upper Marl-boro, Maryland 20774 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 25th day of May, 2022 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 25th day of May, 2022, next. The report states the amount of

sale to be \$320,000.00.

MAHASIN Clerk of the ( Prince Coorge)	Circuit Court
Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk	
141866	(5-5,5-12,5-19)

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

It is thereupon this 2nd day of May, 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 circulation in Prince three (3) successive weeks on or before the 20th day of May, 2022, warning all persons interested in the property to appear in this Court by the 28th day of June, 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk 141889 (5-5,5-12,5-19)

# ORDER OF PUBLICATION

TALBORT TABOR 1405 S FERN ST #90077 ARLINGTON, VA 22202

PLAINTIFF,

DEYSI ESCOBAR 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316 Capitol Heights, MD 20743

ANGELA ESCOBAR 7401 18th Ave, Unit 6 Hyattsville, MD 20783-4316 Capitol Heights, MD 20743

FIDELITY & TRUST MORTGAGE, INC. 7000 Wisconsin Avenue

Chevy Chase, MD 20815

ROBERT N. TYSON, JR., TRUSTEE Fidelity & Trust Mortgage, Inc. 7000 Wisconsin Avenue Chevy Chase, MD 20815

and

V.

PRINCE GEORGE'S COUNTY, MARYLAND OFFICE OF FINANCE SERVE: STEPHEN J. MCGIBBONS, DIRECTOR 1301 McCormick Drive Room 100 Largo, MD 20774

### **CONTINUATION- APRIL 13,** 2022 & APRIL 26, 2022

### Hvattsville Spirits & Grill 2022-2023 Renewal Protest

### TRANSFER

Aido A. Leon, President/Secretary/Treasurer, Venes B. Zebenay, Asst. Secretary, for a Class D(off), Beer and Wine for the use of Aida Convenience, Inc., t/a Sheriff Road Carry-Out and Beer & Wine, 5301 Sheriff Road, Fairmount Heights, 20743 transfer from t/a Sheriff Carry-Out, 5301 Sheriff Road, Fairmount Heights, 20743, Don Pin Cheng, Owner.

Jessica Larkin, Resident Agent, for a Class B, Beer, Wine and Liquor for the use of Living, LLC, t/a Captain White Seafood, 6308 Livingston Road, Oxon Hill, 20745 transfer from t/a Pizza Italia, 6308 Livingston Road, Oxon Hill, 20745, Frank Priviteria, Owner.

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

Walter Andino, Member, Ioannis Korologos, Member for a Class B (BLX), Beer, Wine and Liquor for the use of Cuscatlecos, LLC, t/a Double T Diner, 14550 Baltimore Avenue, Laurel, 20707. Continued from April

### NEW- CLASS B, BEER AND WINE

Yu Tao Gao, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of GAO IGROUP, Inc., t/a Iron Pig Korean BBQ, 6107 Greenbelt Road, Berwyn Heights, 20740.

Aaron Loney, Director, Uchechukwu Loney, Director, for a Class B, Beer and Wine for the use of Irie Café IX, Corp, t/a Irie Café, 9432 Lanham-Severn Road, Lanham, 20706.

Rummana Choudhury, President for a Class B, Beer and Wine for the use of 547 Corporation, t/a IHOP, 3601 Bladensburg Road, Colmar Manor, 20722.

Jose F. Canisalez Lopez, Managing Member/Authorized Person for a Class B, Beer and Wine for the use of Little Deli & Café, LLC, t/a Little Deli & Café, 10620 Baltimore Avenue, Beltsville, 20705.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 24, 2022. If you would like to attend, the link to the virtual hearing will be available one week

ing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (5-19,5-26,6-2) 141985

# LEGALS

### ORDER OF PUBLICATION

Plaintiff

Winifred Faris vs.

Calvin Blake, Et Al.

### In the Circuit Court for Prince George's County, Maryland Civil Action No. CAE 22-12998

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

Assessed to: Calvin and Octavia Blake

Address: 15928 Peach Walker Drive, Bowie, MD 20716

Description: Belair Village PT Lt 1 Eq 5196 SF, 5,196.0Sq.Ft. Pointer Ridge at Blk 44 Account No: Tax Account: 07-

0679647

The Complaint states, among other things, that the amount necessary for the redemption has not been paid.

It is thereupon this 16th day of May, 2022, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) consecutive weeks, warning all persons interested in the property to appear in this Court by the 12th day of July, 2022, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the prop-

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

erty, and vesting in the Plaintiff's a title free and clear of all encum-

brances.

True Copy—Test: Mahasin El Amin, Clerk 141989 (5-19,5-26,6-2)

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

Notice is given that Marcus Mills, whose address is 7802 Locris Court, Upper Marlboro, MD 20772, and Richard Mills Jr, whose address is 7802 Locris Court, Upper Marlboro, MD 20772 were on May 9, 2022 appointed Co-Personal Representatives of the estate of Stella Mills. who died on March 18, 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 co-personal representatives or the attorney.

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

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

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

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

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

MARCUS MILLS RICHARD MILLS JR Co-Personal Representatives

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

141973

Estate No. 125037

(5-19,5-26,6-2)



26, 2022.

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

### 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 the Circuit Court for Prince George's County, 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 MAY 24, 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 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.

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

# LEGALS

The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

141863

(5-5,5-12,5-19)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 14305 GREENVIEW DRIVE LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust from Patricia Irene Goff, dated June 28, 2006 and recorded in Liber 26599, Folio 182 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,999.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 MAY 24, 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 \$39,000.00 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 ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of 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 Su ıbsti∙ ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, 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.

### LEGALS

# COUNTY COUNCIL HEARINGS

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

### TUESDAY, MAY 31, 2022

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 31, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

### **COUNCIL RESOLUTIONS**

**<u>CR-034-2022</u>** – <u>A RESOLUTION CONCERNING FISCAL YEAR</u> ("FY") 2022 ANNUAL ACTION PLAN FOR HOUSING AND COM-<u>MUNITY DEVELOPMENT</u> for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development by adding the Glenarden Hills Phase 3, 9% project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan, and the reprogramming and reallocating of one million, five hundred thousand dollars (\$1,500,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2021 and FY 2022 Annual Action Plans to support the Glenarden Hills Phase 3, 9% project.

**<u>CR-036-2022</u>** – <u>A RESOLUTION CONCERNING FISCAL YEAR</u> ("FY") 2022 ANNUAL ACTION PLAN FOR HOUSING AND COM-<u>MUNITY DEVELOPMENT</u> for the purpose of amending the Prince George's County Fiscal Year ("FY") 2022 Annual Action Plan for Housing and Community Development by adding the Birchwood at Upper Marlboro project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan, and the reprogramming and reallocation of two million dollars (\$2,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2017, FY 2018, FY 2019, FY 2020, FY 2021 and FY 2022 Annual Action Plans to support the Birchwood at Upper Marlboro project.

<u>CR-041-2022 – A RESOLUTION CONCERNING HOUSING IN-VESTMENT TRUST FUND FOR HOUSING AND COMMUNITY</u> <u>DEVELOPMENT</u> for the purpose of committing and allocating to the Residences at Springbrook project (formerly known as 8230 Schultz Road), an eligible activity not originally funded, the amount of seven hundred fifty thousand dollars (\$750,000) in Housing Investment Trust Fund ("HITF") Program funds for gap financing of new housing construction.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. 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 <u>will not</u> be accepted via social media or by telephone/voice mail message.

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

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

ATTEST: Donna J. Brown Clerk of the Council

141927

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

<u>141862</u>

(5-5,5-12,5-19)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 13804 WESTVIEW FOREST DRIVE BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Terrence E. Remy, and Lorre Ymer Remy, dated October 31, 2011 and recorded in Liber 33285, Folio 425 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$260,442.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 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 MAY 24, 2022 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be orne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

141864

(5-5,5-12,5-19)

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: 05/30/2022

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

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

 SATURN
 AURA
 VA
 UBE6295
 1G8ZV57797F257300

 2000
 FORD
 MUSTANG
 DC
 DA6046
 1FAFP4444YF107688

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

2004 CHEVROLET SUBURBAN MD 1DJ2070 3GNFK16Z34G307476

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

2002	HONDA	CR-V	DC	GF6734	2HKRM4H33FH705016
1995	GMC	SIERRA	MD	57323HD	2GTEC19H4S1591792
2010	FORD	MUSTANG	MD	A352206	1ZVBP8AN1A5144929

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

2014 HYUNDAI SANTAFE MD 5EX6268 5XYZU3LB0EG223523

for a quote.

Call 301-627-0900

### LEGALS

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

### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

### **IMPROVED REAL ESTATE**

5610 GREEN LEAF ROAD CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

### JUNE 7, 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 \$25,000.00 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. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the purchaser shall be responsible for obtaining physical possession of the property.

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

(5-19) 141936

(5-19,5-26,6-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES EDWARD DANIEL JR

Notice is given that Charles E Daniel Sr, whose address is 7417 8th Street NW, Washington, DC 20012, was on March 10, 2022 appointed personal representative of the small estate of Charles Edward Daniel Jr, who died on February 15, 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 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

### CHARLES E DANIEL SR Personal Representative

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

Estate No. 124335 141953 (5-19)

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

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

Notice is given that Vanessa S Phillips, whose address is 415 Waltham Drive, Middletown, DE 19709, was on May 6, 2022 appointed Personal Representative of the estate of Melvinia Wright who died on March 4, 2022 with a will March 14, 2022 with a will.

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

All persons having any objection

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.

ROBERT A PENA Personal Representative

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

Estate No. 124239 (5-12,5-19,5-26) <u>141910</u>

# LEGALS

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF

GARY P STEVENSON

Notice is given that Cynthia Hightower-Stevenson, whose address is 9103 Fairgreen Court, Upper Marlboro, MD 20772 was on May 6, 2022 appointed personal representative of the small estate of Gary P Stevenson, who died on March 20, 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 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 repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

CYNTHIA HIGHTOWER-STEVENSON Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124526 <u>141955</u> (5-19)

### LEGALS

William M. Gatesman 8209 Jonnie Ln Gaithersburg, MD 20882

### 301-260-0095 NOTICE TO CREDITORS OF **APPOINTMENT OF** FOREIGN PERSONAL

# REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the County Court of Law court of Comal county, Texas appointed Virginia McKinney, itxas appointed vii ginia McKinney, whose address is 10145 Autumn Valley L.n., Knoxville, TN 37922, as the Inde-pendent Executor of the Estate of Stephen Duane Joyce who died on July 3, 2020 domiciled in Comal County, Texas.

The Maryland resident agent for service of process is William M. Gatesman, whose address is 8209 Jonnie Lane, Gaithersburg, Mary-land 20882.

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

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

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

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

### VIRGINIA MCKINNEY

Foreign Personal Representative

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

	Estate No. 124984
141960	(5-19,5-26,6-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDSEY MARIE OKOROAFO

Notice is given that David Knott, whose address is 6607 Kipling Park-way. District Heights, MD 20747, was on May 6, 2022 appointed Per-sonal Representative of the estate of Lindsey Marie Okoroafo, who died on June 30, 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 6th day of November, 2022. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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.

LINDA MERICLE, ESQ. Personal Representative

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

Estate No. 121971

(<u>5-12,5-19,5-26)</u> 141923

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH ARNOLD TATE SR

Notice is given that Joseph A Tate Jr, whose address is 2107 Iverson Street, Temple Hills, MD 20748, was on May 5, 2022 appointed Personal Representative of the estate of Joseph Arnold Tate Sr, who died on Depresentative 727 2021 exiting the activity December 27, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 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 Will with a court to the argument. of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

JOSEPH A TATE JR Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 125007 (5-19,5-26,6-2) <u>141970</u>

NOTICE

# LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSIE MAE HENRY

Notice is given that Kristi Henry Notice is given that Kristi Henry, whose address is 5704 Joan Lane, Temple Hills, MD 20748 was on May 6, 2022 appointed personal representative of the small estate of Rosie Mae Henry, who died on Feb-ruary 15, 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 representative or the attorney.

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the cred-itor 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.

### KRISTI HENRY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124118

141956 (5-19)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PEGGIE SHOULDERS** AKA: PEGGIE JEAN SHOULDERS

Notice is given that Florita Carson-Wesley, whose address is 14500 Livingston Road, Accokeek, MD 20607, was on May 6, 2022 appointed Personal Representative of the estate of Peggie Shoulders, who died on April 2, 2022 without a will. CHRISTINA M TAYLOR 4922 Lasalle Road Hyattsville, MD 20782 202-716-6113

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

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

Notice is given that Christina M Taylor, whose address is 4922 Lasalle Road, Hyattsville, MD 20782 was on June 30, 2021 appointed per-sonal representative of the small estate of Ayodele Akinsanmi, who died on February 18, 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 represen-tative or the attorney.

All persons having claims against

the decedent must serve their claims

on the undersigned personal repre-sentative or file them with the Reg-

ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

(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 cred-

itor 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.

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jynise Malloy, whose address is 3212 Kingsway Road, Fort Washington, MD 20744, was on May 6, 2022 appointed Per-

Estate No. 117127

(5-19)

CHRISTINA M TAYLOR

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

141957

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

dent's death; or

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 6th day of November, 2022.

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

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

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

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

VANESSA S PHILLIPS Personal Representative

CERETA A. LEE	
REGISTER OF WIL	ls For
PRINCE GEORGE'S	S COUNTY
P.O. Box 1729	
UPPER MARLBORG	o, MD 20773-1729
	Estate No. 124971
141964	(5-19,5-26,6-2)

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF MARCIANNA FONSECA PENA

Notice is given that Robert A Pena, whose address is 2230 Wellington Woods, Waldorf, MD 20603, was on March 16, 2022 appointed Personal Representative of the estate of Marcianna Fonseca Pena who died on March 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of September, 2022.

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

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

(2) Two months after the personal representative mails or otherwise

# LEGALS

### SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF RUSSELL FRANCIS BARRETT JR

Notice is given that Russell F Barrett III, whose address is 8505 Cun-ningham Drive, Berwyn Heights, MD 20740 was on April 13, 2022 appointed personal representative of the small estate of Russell Francis Barrett Jr, who died on January 1, 2011 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 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 repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

RUSSELL F BARRETT III Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 87080

(5-19)

141954

(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.

DAVID KNOTT Personal Representative

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

Estate No. 125020

(5-19,5-26,6-2) 141969

> Linda Mericle, Esq. Cameron Mericle, P.A. 7875 Belle Point Dr. Greenbelt, MD 20770 (301) 474-2044

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNESTINE CANTY

Notice is given that Linda Mericle, Esq., whose address is 7875 Belle Point Dr., Greenbelt, MD 20770, was on April 27, 2022 appointed Personal Representative of the estate of Ernestine Canty, who died on March 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-tative or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of 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 Richard E. Solomon Richard J. Rogers Michael McKeeferv Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees Plaintiffs

Sylvia I Dunlap 2417 Kelford Lane Bowie, MD 20715

v.

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00439

Defendant

Notice is hereby given this 10th day of May, 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 contrarv thereof be shown on or before the 10th day of June, 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 10th day of June, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$366,356.73. The property sold herein is known as 2417 Kelford Lane, Bowie, MD 20715.

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

141950 (5-19,5-26,6-2)

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 6th day of November, 2022.

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

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

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

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

FLORITA CARSON-WESLEY Personal Representative

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

> Estate No. 124973 (5-19,5-26,6-2)

Estate No. 124938 (5-19,5-26,6-2)

# **The Prince George's Post**

<u>141971</u>

**Early Publication Deadline**— **Due to the Memorial Day Holiday** The Prince George's Post will have early deadlines for the June 2nd, 2022 edition. Deadline for all legal advertising will be Friday, May 27th, 2022 at noon.

sonal Representative of the estate of Calvin G Malloy, who died on Au-gust 27, 2021 without a will.

IN THE ESTATE OF

CALVIN G MALLOY

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 6th day of November, 2022.

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

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

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

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

JYNISE MALLOY Personal Representative

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

<u>141972</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE LEE DEGRANGE

Notice is given that William S Gaines, whose address is 3309 Nicholas Court, Ijamsville, MD 21754, was on February 24, 2022 appointed Personal Representative of the estate of Joyce Lee Degrange who died on January 26, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2022.

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

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

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

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

WILLIAM S GAINES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123873 141911 (5-12,5-19,5-26)

# LEGALS

# NOTICE

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

> Substitute Trustees/ Plaintiffs,

JAMES C. PFARR 12106 Reardon Lane Bowie, MD 20715

VS.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-04051

Notice is hereby given this 3rd day of May, 2022, by the Circuit Court for Prince George's County, Mary-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF WILEY SCOTT JR

Notice is given that Michelle Mc-Crae, whose address is 7608 Carissa Lane, Laurel, MD 20707, was on March 11, 2022 appointed Personal Representative of the estate of Wiley Scott Jr, who died on June 27, 2016 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 11th day of September, 2022.

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

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

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

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

> MICHELLE MCCRAE Personal Representative

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

Estate No. 123846 <u>141919</u> (5-12,5-19,5-26)

# NOTICE

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

Carol J. Whitley

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

CIVIL NO. CAEF 21-07134

ORDERED, this 2nd day of May, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 7215 East Ridge Drive, Hy-attsville, Maryland 20785 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 2nd day of June, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 2nd day of June, 2022, next. The report states the amount of sale to be \$325,000.00.

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LAWRENCE BRADY

Notice is given that Teresa M Sandy, whose address is 7490 Bensville Road, Waldorf, MD 20603, was on March 28, 2022 appointed Personal Representative of the es-tate of James Lawrence Brady, who died on December 14, 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 September, 2022.

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

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

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

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

TERESA M SANDY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124127

141920 (5-12,5-19,5-26)

# LEGALS

vs.

# NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs. RAPHAEL A. DAVY 2112 Parkside Drive Bowie, MD 20721

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00459

Notice is hereby given this 2nd day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2112 Parkside Drive, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 2nd day of June, 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 June, 2022.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **GWENDOLYN A GASKINS**

Notice is given that Shayla Gaskins-Clem, whose address is 3820 3rd Street, North Beach, MD 20714, was on March 18, 2022 appointed Personal Representative of the estate of Gwendolyn A Gaskins, who died on March 22, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 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 area dime write the dame within 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.

SHAYLA GASKINS-CLEM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124251 (5-12,5-19,5-26) <u>141921</u>

NOTICE

Substitute Trustees/

Plaintiffs,

Defendant(s).

vs.

CARRIE M. WARD, et al.

DELORES S. THOMPSON

7029 Migliori Court District Heights, MD 20747

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 20-03159

6003 Executive Blvd., Suite 101 Rockville, MD 20852

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES KELSO MAIRS

Notice is given that Angela ] Mairs, whose address is 307 Foundry Lane, Fort Washington, MD 20744, was on March 3, 2022 appointed Personal Representative of the estate of James Kelso Mairs, who died on January 20, 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 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 3rd day of September, 2022.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the graditor process the deliver within 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.

ANGELA J MAIRS Personal Representative

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

Estate No. 123789 (5-12,5-19,5-26) <u>141922</u>

# LEGALS

# NOTICE

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

Substitute Trustees/ Plaintiffs,

TAJ SHEPPARD 7300 Barlowe Road Unit S-209 Landover, MD 20785

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07116

### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs v.

Samuel Mensah

AND

Betty A. Mensah

7902 Vanity Fair Drive Greenbelt, MD 20770

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00437

Notice is hereby given this 11th day of May, 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 13th day of June, 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 13th day of June, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$345,000.00. The property sold herein is known as 7902 Vanity Fair Drive, Greenbelt, MD 20770.

MAHASIN EL AMIN

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

**LEGALS** 

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

Notice is given that Amando Bow-man, whose address is 8622 Kittama

Drive, Clinton, MD 20735, was on

May 4, 2022 appointed Personal Representative of the estate of Cyn-

thia A Leach, who died on June 14,

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

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

Wills on or before the 4th day of No-

(5-19,5-26,6-2)

True Copy-Test:

IN THE ESTATE OF

2021 without a will.

vember, 2022.

CYNTHIA A LEACH

141951

Mahasin Él Amin, Clerk

land, that the sale of the property mentioned in these proceedings and described as 12106 Reardon Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of June, 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 3rd day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$377,000.00.

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

141894 (5-12,5-19,5-26)

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

NOTICE IS HEREBY GIVEN that the Circuit court of Henrico county, VA appointed Cynthia H. Shaw, whose address is 11124 Lockhart Lane, Marshall, VA 20115, as the Administrator of the Estate of William Henry Morris who died on August 15, 2021 domiciled in Virginia Henrico.

The Maryland resident agent for service of process is Kevin Morris, whose address is 5908 McKay Drive, Brandywine, MD 20613.

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

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

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CYNTHIA H. SHAW Foreign Personal Representative

(5-12,5-19,5-26)

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Р.О. ВОХ 1729 UPPER MARLBORO, MD 20773 Estate No. 123943

141906

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

(5-12,5-19,5-26) <u>141892</u>

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHESTER EUGENE WATERS SR

Notice is given that Chester Waters Jr, whose address is 15612 Rhone Court, Accokeek, MD 20607, was on April 21, 2022 appointed Personal Representative of the estate of Chester Eugene Waters Sr who died on December 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 21st day of October, 2022.

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

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

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

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

CHESTER WATERS JR. Personal Representative

CERETA A. LEE		
REGISTER OF WIL		
PRINCE GEORGE'S	COUNTY	I
P.O. Box 1729		True
UPPER MARLBORG	o, MD 20773-1729	Mał
	Estate No. 124126	
141909	(5-12,5-19,5-26)	1418

The report states the purchase price at the Foreclosure sale to be \$570,000.00.

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

141893 (5-12,5-19,5-26)

# LEGALS

# NOTICE

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

vs.

Substitute Trustees/ Plaintiffs.

TAMMYE MOZON (DECEASED BLANDIN MOZON (DECEASED) 1811 Iverson Street Oxon Hill, MD 20745

Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14755

Notice is hereby given this 2nd day of May, 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 1811 Iverson Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$316,000.00.

MAHASIN EI Clerk, Circuit C Prince George's C True Copy—Test: Mahasin El Amin, Cl	Court for County, MD
41891	(5-5,5-12,5-19)

Notice is hereby given this 3rd day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7029 Migliori Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of June, 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 3rd day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$262,500.00.

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

141897 (5-12,5-19,5-26)

### PRINCE GEORGE'S COUNTY GOVERNMENT

**BOARD OF LICENSE COMMISSIONERS** 

vs.

### **NOTICE OF** PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on June 23, 2022 and will be heard on August 23, 2022. Those licenses are:

Class B, Beer, and Wine – 17 BW 24, 17 BW 25, 17 BW 26

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

A virtual hearing will be held via Zoom on Wednesday, June 1, 2022 at 7:00 p.m. and Wednesday, June 15, 2022 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

### BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director

May 5, 2022

141926

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (5-12,5-19) 141896

Notice is hereby given this 3rd day of May, 2022, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 7300 Barlowe Road, Unit S-209, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of June, 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 3rd day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$126,000.00.

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

(5-12,5-19,5-26) 141895

# LEGALS

# NOTICE

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

> Substitute Trustees/ Plaintiffs

SHIRLEY THOMPKINS AKA SHIRLEY ANN THOMPKINS (DE-CEASED) 9400 Ardwick Ardmore Road Upper Marlboro, MD 20774

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14762

Defendant(s).

Notice is hereby given this 3rd day of May, 2022, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 9400 Ardwick Ardmore Road, Upper Marlboro, MD 20774 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 3rd day of June, 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 3rd day of June, 2022.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

MAHASIN EL AMIN

Clerk, Circuit Court for

(5-12,5-19,5-26)

The report states the amount of sale to be \$358,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

True Copy—Test: Mahasin El Amin, Clerk

141865

(5-5,5-12,5-19)

Any person having a claim against the decedent must present the claim to the undersigned personal repreentat it w 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.

AMANDO BOWMAN Personal Representative

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

Estate No. 124836

141968 (5-19,5-26,6-2)

# LEGALS

### NOTICE

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

vs.

Estate of Ollie J. Thomas, Sr. and Estate of Connie L. Thomas Defendants

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

### CIVIL NO. CAEF 21-12083

ORDERED, this 25th day of April, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 13103 Whiteholm Drive, Upper Marlboro, Maryland 20774 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 25th day of May, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of May, 2022, next.

Prince George's County, MD

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

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

Under a power of sale contained in a certain Deed of Trust from Ariel P. Gozum, and Bebeth A. Gozum, dated October 31, 2005 and recorded in Liber 23751, Folio 235 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$95,000.00, and an original interest rate of 8.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, 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 MAY 31, 2022 AT 11:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,500.00 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 fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co 912 E. 25th Street, Baltimore MD 21218

# 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

# 8481 GREENBELT RD., UNIT #T1 GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust dated April 30, 2007, recorded in Liber 27889, Folio 83 among the Land Records of Prince George's County, MD, with an original principal balance of \$165,000.00, de-fault 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

### JUNE 1, 2022 AT 10:58 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and de-scribed as follows: UNIT 8481-T-1 GREENBELT ROAD OF A PLAT OF CONDOMINIUM ENTITLED "CHELSEA WOOD CONDOMINIUM", A HORIZONTAL PROPERTY REGIME, AS PER PLATS AND PLANS THEREOF RECORDED IN PLAT BOOK WWW 84 AT PLATS 12 THROUGH 25, BOTH INCLUSIVE AS MODIFIED AND AMENDED BY PLAT AND PLANS RECORDED IN PLAT BOOK WWW 84 AT PLATS 79 THROUGH 92. BOTH INCLUSIVE AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND AND BEING PART OF THE LAND AND PREMISES MADE SUBJECT TO HORIZONTAL PROPERTY REGIME BY MASTER DEED DATED APRIL 30, 1973 AND RECORDED IN LIBER 4218 AT FOLIO 597, AMONG THE AFORESAID LAND RECORDS: BEING IN THE 21ST ELECTION DISTRICT. TAX ID # 21-2303998.

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

Terms of Sale: A deposit of \$15,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private before the automation of the settlement. charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, shall be null and void, and the Purchaser's sole remedy, in law or equity, 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 be to post purchaser shall not purchaser shall have no further liability. The defaulted purchaser shall not purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 344823-1)

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

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

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

LEGALS

### LEGALS

Mark H. Wittstadt, Esquire Quintairos, Prieto, Wood & Boyer, P.A. 1966 Greenspring Dr LL2 Timonium, Maryland 21093 (410)238-2840

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

### 10241 PRINCE PLACE # 27-T3 UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Purchase Money Deed of Trust from Sheila Stringer dated October 17, 2007 and recorded in Liber 28920, folio 673 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, and at the request of the parties secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, MD 20772 (Front of Main Street entrance Duval Wing of Courthouse complex).

### JUNE 7, 2022 AT 11:30 AM

All that lot of ground situate in the County of Prince George's, State of Maryland, and described as follows, that is to say: Unit Numbered 27-T-3 in Building 27 on Master Plat One of Section Two of a plat of Condominium entitled "THE PINES CONDOMINIUM", as per plats and plans thereof recorded in Condominium Plat Book WWW 84 at Plats 3 through 11, among the land records of Prince George's County, Maryland, and being part of the land and premises made subject to a horizontal property or condominium regime by a Master Deed dated May 4, 1973 and recorded in Liber 4218 at folio 454 among the aforesaid land records;

Being located in the 13th Election District. The improvements thereon being known as I 0241 Prince Place Apt 27t3, Upper Marlboro, Maryland - 20774

The property address known 10241 Prince Place, #27-T3, Upper Marlboro, MD 20774.

### Tax ID #13-1402148

The property will be sold in an "as is" condition and subject to all covenants, conditions, liens, restrictions, easements, agreements and rights-of-way as may affect same, if any and with no warranty of any

TERMS OF SALE: A deposit of \$13,258.00 will be required at the time of sale, such deposit to be in cashier's check or certified check, or other form acceptable to the Substitute Trustees in their sole discretion. Bal-ance of the purchase price is to be paid in cash within ten (10) days of the final ratification of sale by the Circuit Court for Prince George's County. If payment of the balance does not take place within ten (10) days of ratification, the deposit(s) may be forfeited and the property may be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Interest to be paid on unpaid purchase money at the rate of 4.625% per annum from date of sale to date funds are received in the office of the Substitute Trustees in the surplus purchaser the number of the substitute Trustees in the event the property is purchased by someone other than the holder of the indebtedness. In the event settlement is delayed for any reason, there shall be no abatement of interest. All taxes, ground rent, water, condominium fees and/or homeowner association dues, all public charges, assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes and settle-ment expenses for the property shall be borne by the purchaser. Pur-chaser 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. 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. Upon refund of the deposit to purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the property by the Substitute Trustees to the pur-chaser at settlement shall be by Trustees' Deed without covenants or special warranties.

The Substitute Trustees reserve the right to: (1) accept or reject any and all bids and to sell the property in any manner which the Substitute Trustees determines, in their sole discretion, which may provide the highest yield to the secured party, (2) modify or waive the requirement for bidders' deposits and terms of sale and/or settlement, and (3) to withdraw all or any part of the property from the sale prior to acceptance of the final bid.

(5-12,5-19,5-26)

<u>141903</u>

LEGALS

John J. Bascietto, Esq. 515 Main Street Laurel, MD 20707 (301) 541-3408

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF DIGNA CELESTE CHAPMAN

Notice is given that Arelis A. Perez, whose address is 5101 Mineola Rd., College Park, MD 20740, was on March 15, 2022 appointed Personal Representative of the estate of Digna Celeste Chapman who died on Feb-ruary 1, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of September, 2022.

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

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

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

ARELIS A. PEREZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124024 141876 (5-5, 5-12, 5-19)

Christopher L. Markham 555 Quince Orchard Road, Ste. 570 Gaithersburg, Maryland 20878 (240)422-9301

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NELLY A. HIDALGO MARINHO

Notice is given that Pamela V. Al-cantara Hidalgo, whose address is 17526 Lethridge Circle, Round Hill, VA 20141, was on December 27, 2021 appointed Personal Representative of the estate of Nelly A. Hidalgo Marinho who died on January 31, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of [une, 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 Will with a conv to the under of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

PAMELA V. ALCANTARA HIDALGO Personal Representative

CERETA A. LEE REGISTER OF WIL	I S FOR
PRINCE GEORGE'S	
P.O. Box 1729 Upper Marlboro, MD 20773-1729	
	Estate No. 121864
141875	(5-5,5-12,5-19)

Lauren N. Leffler, Esquire 6851 Oak Hall Lane, Suite 202 Columbia, Maryland 21045 410-740-1180

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RICHARD A. DUNN** AKA: RICHARD ALBERT DUNN SR.

Notice is given that William J. Dunn, whose address is 7513 Maple Avenue, #403, Takoma Park, MD 20912, was on April 22, 2022 ap-pointed Personal Representative of the estate of Richard Dunn AKA: Richard Albert Dunn Sr. who died on February 21, 2022 with a will.

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

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

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

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

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

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

WILLIAM J. DUNN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124837 141874 (5-5,5-12,5-19) Law Office of Shipley & Horne, PA ATTN: L. Paul Jackson, II 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774 301-925-1800

(5-12,5-19,5-26)

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF KAREN D. SMITH

Notice is given that Kadar G Anderson, whose address is 9507 West-erdale Drive, Upper Marlboro, MD 20774, was on March 16, 2022 appointed Personal Representative of the estate of Karen D. Smith who died on November 15, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of September, 2022.

141974

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

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

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

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

KADAR G. ANDERSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123743 141907 (5-12,5-19,5-26)

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. No representations are made as to the property. Neither the Substitute Trustees, nor any other party, make any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The property will be sold subject to any violation notices and subject to all conditions, restrictions, easements, covenants, encumbrances, and agreements of record and all terms, conditions, notes, and matters as set forth and described in the Deed of Trust. The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

NOTE: The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. Neither the auctioneer, the beneficiary of the Deed of Trust, the Substitute Trustees nor their agents or attorneys make any representations or warranties with respect to the accuracy of information.

PROSPECTIVE PURCHASERS ARE URGED TO PERFORM THEIR OWN DUE DILIGENCE WITH RESPECT TO THE PROPERTY PRIOR TO THE FORECLOSURE AUCTION. For additional information, please contact the Substitute Trustees.

Mark H. Wittstadt and Justin T. Hoy, Substitute Trustees

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

(5-19, 5-26, 6-2)

### LEGALS

### **CITY OF DISTRICT HEIGHTS Public Hearing on Proposed** Fiscal Year 2023 Budget

The City of District Heights will hold a public hearing on the proposed fiscal year 2023 budget on June 2, 2022 at 7:00pm, virtually. All login information will be provided via city website <u>www.districtheights.org</u> at least 24 hours prior to the hearing. The hearing is open to the public and public testimony is encouraged. If you have a comment or question, please email no later than June 3, 2022 at 10am to danbaden@comcast.net. Persons with questions regarding the hearing or wishing to obtain a copy of the budget may contact Daniel R. Baden, City Treasurer, at 410-980-1538.



<u>141898</u>

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

# 5007 DALTON ST. TEMPLE HILLS A/R/T/A CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated January 25, 2007, recorded in Liber 27177, Folio 616 among the Land Records of Prince George's County, MD, with an original principal balance of \$188,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

### JUNE 7, 2022 AT 10:44 AM

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

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

Terms of Sale: A deposit of \$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 ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 342161-2)

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

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

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

www.alexcooper.com

<u>141940</u>

# LEGALS

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

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

# 1808 BILLINGS AVE. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated October 26, 2017, recorded in Liber 40299, Folio 193 among the Land Records of Prince George's County, MD, with an original principal balance of \$180,606.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.) on located on Main St.), on

### JUNE 7, 2022 AT 10:46 AM

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

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

Terms of Sale: A deposit of \$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 ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 340747-1)

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

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

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

www.alexcooper.com

(5-19,5-26,6-2)

# LEGALS

Mark H. Wittstadt, Esquire Quintairos, Prieto, Wood & Boyer, P.A. 1966 Greenspring Dr LL2 Timonium, Maryland 21093 (410)238-2840

### SUBSTITUTE TRUSTEES' SALE IMPROVED REAL PROPERTY

### 947 LAKE SHORE DRIVE MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Gail R. Washington dated August 31, 2007 and recorded in Liber 28699, folio 229 among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, and at the request of the par-ties secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, MD 20772 (Front of Main Street entrance Duval Wing of Courthouse complex).

### JUNE 7, 2022 AT 11:30 AM

All that certain parcel of land in 13th election district Prince George's county state of MD as fully described in book 10553 page 658 id#1450485 (13) being known and designated as lot 87 block a plat north lake recorded on 07/14/1987 filed in plat book NLP 133, at page 94. Being the same fee simple property conveyed by deed from Dubois porch IA II and Jane J. Porchia by Martin Pinkstafftheir attorney in fact to Gail R. Washington sole owner dated 11/30/1995 recorded on 01/10/1995 in book 10558 page 658 in Prince George's county records state of MD this loan is fee simple

The property address known 947 Lake Shore Drive, Mitchellville, MD 20721.

### Tax ID #13-1450485

The property will be sold in an "as is" condition and subject to all covenants, conditions, liens, restrictions, easements, agreements and rights-of-way as may affect same, if any and with no warranty of any

TERMS OF SALE: A deposit of \$29,627.00 will be required at the time of sale, such deposit to be in cashier's check or certified check, or other form acceptable to the Substitute Trustees in their sole discretion. Balance of the purchase price is to be paid in cash within ten (10) days of the final ratification of sale by the Circuit Court for Prince George's County. If payment of the balance does not take place within ten (10) days of ratification, the deposit(s) may be forfeited and the property may be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Interest to be paid on unpaid purchase money at the rate of 4.99920% per annum from date of sale to date funds are received in the office of the Substitute Trustees of the event the property is purchased by someone other than the holder of the indebtedness. In the event settlement is delayed for any reason, there shall be no abatement of interest. All taxes, ground rent, water, condominium fees and/or homeowner association dues, all public charges, assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted to date of sale and assumed thereafter by the applicable, to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes and settle-ment expenses for the property shall be borne by the purchaser. Pur-chaser 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. 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. Upon refund of the deposit to purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the property by the Substitute Trustees to the pur-chaser at settlement shall be by Trustees' Deed without covenants or special warranties.

The Substitute Trustees reserve the right to: (1) accept or reject any and all bids and to sell the property in any manner which the Substitute Trustees determines, in their sole discretion, which may provide the highest yield to the secured party, (2) modify or waive the requirement for bidders' deposits and terms of sale and/or settlement, and (3) to withdraw all or any part of the property from the sale prior to acceptance of the final bid

**LEGALS** 

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

LEGALS

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. No representations are made as to the

<u>14</u>1941

(5-19,5-26,6-2)

**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

# 128 CANYON PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated July 7, 2007, recorded in Liber 28263, Folio 542 among the Land Records of Prince George's County, MD, with an original principal balance of \$196,000.00, 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

### JUNE 7, 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 af-fecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be respon-sible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 67299-1)

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

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

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

# 14100 FARNSWORTH LN., UNIT # 2204 AND GARAGE # 2-8 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated December 10, 2014, recorded in Liber 36627, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$100,149.00, 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

### JUNE 7, 2022 AT 10:52 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and de-scribed as Unit numbered 2204 in Building Numbered 2, in "Phase 2, Nor-mandy Place Condominum," together with exclusive right to the use of the Limited Common Element Storage Area No. 12, Limited Common Element Garage No. 8, together with the adjacent Limited Common Driveway pro-viding access thereto, in Phase 2, Normandy Place Condominium and more fully described in the adjacent Control The #02.2020 at 15 fully described in the aforesaid Deed of Trust. Tax ID #03-3036514 and Tax ID #03-3041217.

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

Terms of Sale: A deposit of \$9,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid pur-chase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event ad-ditional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be ad-justed to date of sale and thereafter assumed by purchaser. Purchaser is re-sponsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining phys-ical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, deter-mination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted pur-chaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, couraged to find the deposit without interest. BIDDERS ARE STRONGLY EN-COURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 343077-1)

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

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

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property. Neither the Substitute Trustees, nor any other party, make any warranty or representation of any kind or nature regarding the physical condition of, the description of, or title to the property. The property will be sold subject to any violation notices and subject to all conditions, restrictions, easements, covenants, encumbrances, and agreements of record and all terms, conditions, notes, and matters as set forth and described in the Deed of Trust. The purchaser is responsible for, and the property is sold subject to, any environmental matter or con-dition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

NOTE: The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. Neither the auctioneer, the beneficiary of the Deed of Trust, the Substitute Trustees nor their agents or attorneys make any representations or warranties with respect to the accuracy of information.

PROSPECTIVE PURCHASERS ARE URGED TO PERFORM THEIR OWN DUE DILIGENCE WITH RESPECT TO THE PROPERTY PRIOR TO THE FORECLOSURE AUCTION. For additional information, please contact the Substitute Trustees.

Mark H. Wittstadt and Justin T. Hoy, Substitute Trustees

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

(5-19,5-26,6-2)

### NOTICE OF VIRTUAL PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY MAY 26, 2022

### <u>6:00 P.M.</u>

### Special Exception Application No. 926- Capital One Bank- 1025 Washington Boulevard Laurel, MD 20707

"The Applicant, Next Line Permits, is seeking Special Exception approval to construct an external ATM at the existing Capital One Bank located at 1025 Washington Boulevard, Laurel, MD 20707"

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting informa-tion at <u>https://www.cityoflaurel.org/clerk/meetings</u> by 3:00 p.m. the day of the meeting.

Call 301-725-5300 Ext. 2303 for more information.

(5-19)

### **PUBLIC NOTICE**

### FUNDING APPLICATION NOTICE

The Town of Cottage City has filed an application with the USDA Rural Development for financial assistance to purchase a police vehicle.

A public meeting for comments will be held at 7:00 p.m. on Wednesday, June 8, 2022, virtually. Please visit us on our website www.Cottagecitymd.gov to discuss the proposed project and to provide the opportunity for public comment.

For more information, please call Tracy Gross, Grant Manager at 301-779-2161.

Commissioners of The Town of Cottage City

(5-19,5-26,6-2) 141943 (5-19,5-26,6-2) 141952

<u>141975</u>

141933

(5-19, 5-26)

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