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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLIE FRANK DAVIS

Notice is given that Carla Graham, whose address is 3946 El Camino Place, Alexandria, VA 22309, was on March 14, 2022 appointed personal representative of the small estate of Charlie Frank Davis who died on February 11, 2022 with a will.

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

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

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

CARLA GRAHAM Personal Representative

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

Estate No. 124277 142342 (7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICK JOHN HEALY

Notice is given that Brian Healy, whose address is 955 Galvin Drive, El Cerrito, CA 94530, was on June 24, 2022 appointed Personal Representative of the estate of Patrick John Healy who died on June 16, 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.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNARD LEWIS AKA: BERNARD LEWIS JR

Notice is given that Felecia Lewis, whose address is 1018 Marcy Av-enue Apt 3, Oxon Hill, MD 20745, was on June 23, 2022 appointed personal representative of the small estate of Bernard Lewis, who died on June 2, 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 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 delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

FELECIA 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. 125601 142343 (7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE JAMES WHITE

Notice is given that Geraldine White, whose address is 12308 Featherwood Drive #44, Silver Spring, MD 20904, was on June 29, 2022 appointed Personal Representative of the estate of Willie James White, who died on January 8, 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.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNARD SEWELL

AKA: BERNARD F. SEWELL

Notice is given that Jean Hyman, whose address is 3807 35th Street, Mount Rainier, MD 20712, was on June 27, 2022 appointed personal representative of the small estate of Bernard Sewell, who died on September 28, 2021 without a will.

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

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

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

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

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

JEAN HYMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125634 <u>142344</u> (7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JURANDENLYN WILLIAMS

Notice is given that Vivian D. Martin, whose address is 314 Derek St, Upper Marlboro, MD 20774, was on June 23, 2022 appointed Personal Representative of the estate of Ju-randenlyn Williams, who died on May 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 ne ms havi

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH ANN KILLION

Notice is given that Benjamin Kil-lion-Conrad, whose address is 11904 Berrybrook Terrace, Upper Marl-boro, MD 20772, was on June 27, 2022 appointed personal representative of the small estate of Ruth Ann Killion, who died on Novem-ber 23, 2021 without a will.

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

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

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

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

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

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

BENJAMIN KILLION-CONRAD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124671 <u>142345</u> (7-7)

Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street Suite 500 Rockville, MD 20850 301-656-5775

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND FREDERICK WILLIAMS

Notice is given that Thomas J. Kokolis, whose address is 110 N.

<u>142341</u>

LEGALS

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

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

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

You must reclaim these vehicles by: 7/18/2022

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

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

2001	CHEVROLE	Г ТАНОЕ	VA	UFC7783	1GNEK13T81R213049
2007	CHEVROLE	Γ AVALANCHE	VA	USY5132	3GNFK123X7G175922
2004	MAZDA	RX-8	MD	8CW0131	JM1FE17N940112370
2007	CHEVROLE	Г IMPALA	MD	8DR2452	2G1WB58KX79239006
2011	CHEVROLE	Г AVEO	MD	3AJ5359	KL1TD5DE2BB145236
1997	ACURA	RL	VA	UEN1579	JH4KA965XVC011198
2004	JAGUAR	X-TYPE	MD	6ET1748	SAJEA51C04WD83163
2007	DODGE	MAGNUM			2D4FV47V77H746457
2009	JAGUAR	FX	DC	FC5482	SAJWA06B89HR20328
2004	VOLKSWAG	EN TOUAREG	VA	UKL2578	WVGBC77L14D083845
2003	CHEVROLE	Г SUBURBAN	VA	AK2716	3GNFK16ZX3G125725
2000	FORD	CROWN	MD	8EG8950	2FAFP71W4YX169295
		VICTORIA			

142340

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.

LEGALS

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: 7/22/2022

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

ID TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2005	CADILLAC	ESCALADE	MD	43780CC	1GYEK63NX5R171538
2002	DODGE	RAM	VA	38518HM	3D7HU18N32G116049
2006	AMERICAN	LAFAIN			LF3PCM0G46B006960
1965	OLDSMOBII	LE CUTLAS			338675Z129870
2013	MAZDA	3			JM1BL1M76D1795486
2021	HONDA	CIVIC	MD	T0567285	2HGFC2F69MH505935
2006	ACURA	TL			19UUA66296A028507
2006	HYUNDAI	TIBURON			KMHHM65D96U193719
2008	DODGE	VHARGER			2B3KA43G68H252320
1996	FORD	RANGER	MD	03V882	1FTYR14X5WTA43701

(7-7)

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 December, 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.

BRIAN HEALY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER M. <u>142351</u>

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

GERALDINE WHITE Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 MD 20773-1729

IARLBORO, MD 20773-1729	OFFER WIARL	BORO, WID 20773-1729	OTTER MINICIPO
Estate No. 125599		Estate No. 125578	
(7-7,7-14,7-21)	142352	(7-7,7-14,7-21)	142353

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of December, 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.

VIVIAN D. MARTIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125286 (7-7,7-14,7-21)

The Prince George's

Post

Newspaper

Serving

Prince George's County

301-627-0900

Maryland 20850, was on February 2, 2022 appointed personal representative of the small estate of Ray-mond Frederick Williams, who died on April 14, 2019 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 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, except if the dece-dent died before October 1, 1992, nine months from the date of decedent's death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state iteration of the state 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.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120900 142347 (7-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: ANTHONY CONRAD ESTATE NO: 121518

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Lillian Dawson-Williams, 4507 5th Street NW, Washington, DC 20011, mother, challenging the will dated March 25, 2021. You may obtain from the Reg-ister of Wills the date and time of any hearing on this matter.

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

142348

(7-7,7-14)

Serving **Prince George's County** *Since* 1932

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JONG WOOK LEE

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 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 no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

SEUNG WOO LEE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122719 142346 (7-7)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Mark A. Harrison 2125 Congresbury Place Upper Marlboro, MD 20774 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-05594

Notice is hereby given this 14th day of June, 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 14th day of July, 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 be-

fore the 14th day of July, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$455,000.00. The property sold herein is known as 2125 Congresbury Place, Upper Marlboro, MD 20774.

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

True Copy-Test: Mahasin Él Amin, Clerk

142222

(6-23, 6-30, 7-7)

THE PRINCE
GEORGE'S
POST
Call
301-627-0900
Fax
301-627-6260
SUBSCRIBE
TODAY!
1

NOTICE TO UNKNOWN HEIRS

Notice is given that Seung Woo Lee, whose address is 5521 Edgewood Road, College Park, MD 20740, was on November 22, 2021 appointed personal representative of the small estate of Jong Wook Lee, who died on Sentember 18, 2021 who died on September 18, 2021 without a will.

Plaintiff

Defendants

ORDER OF PUBLICATION

Huntley Square Condominium;

Prince George's County, Maryland

All other persons having or claim-

ing to have an interest in property

described as 3319 Huntley Square

Dr., Unit T-2, Temple Hills, MD

20748, and more fully described in Liber 06779 Page 0892 among the

Land Records Book for Prince

George's County, Maryland, As-

sessed Value: \$80,000; and Assessed

to: Delbert Earl Melvin & Trava

In the Circuit Court for

Prince George's County, Maryland

Civil Action No. CAE 22-17055

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

Property described as 3319 Hunt-

ley Square Dr., Unit T-2, Temple

Hills, MD 20748, and more fully

described in Liber 06779 Page 0892

among the Land Records Book for

Prince George's County, Mary-

land, Assessed Value: \$80,000; and

Assessed to: Delbert Earl Melvin

& Treava Melvin; Property ID: 12-

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not been

paid, although more than six (6)

months from the date of sale has ex-

It is thereupon this 27th day of

ORDERED, that notice be given

by the insertion of a copy of this

Order in a newspaper having a gen-

eral circulation in Prince George's

County once a week for three suc-

cessive weeks, the last insertion on

or before July 22nd, 2022, warning

all persons interested in the said

properties to be and appear in this

Court by the 30th day of August,

2022 and redeem the Property, and

answer the Complaint, or thereafter

a final judgment will be rendered

foreclosing all rights of redemption

in this Property and vesting in the

Plaintiff a title, free and clear of all

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

encumbrances

True Copy-Test:

142318

Mahasin Él Amin, Clerk

June, 2022, by the Circuit Court for

Prince George's County;

Melvin; Property ID: 12-1272160,

vs.

And

erty:

1272160.

pired.

LEGALS

ORDER OF PUBLICATION

SVITLANA WARD 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

v.

CLARISSE BETHEL

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 5503 Karen Elaine Dr, Unit 1120 Account Number: 20 2266781 Description: Unit 1120 3,840.000 Sq. Ft. & Imps. Frenchmans Creek C Assmt: \$38,000.00 Liber/Folio: 42882/014 Assessed To: Clarisse Bethel

In the Circuit Court for Prince George's County, Maryland CAE 22-17034

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

Property Address: 5503 Karen Elaine Dr, Unit 1120 Account Number: 20 2266781 Description: Unit 1120 3,840.000 Sq. Ft. & Imps. Frenchmans Creek C Assmt: \$38,000.00 Liber/Folio: 42882/014 Assessed To: Clarisse Bethel

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 27th day of June, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by

the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 22nd day of July, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 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.

Property Address: 0 Good Luck Rd Account Number: 20 2247872 Description: Seabrook Tract .2700 Acres Map 035 Grid D4 Par 106 Assmt: \$1,100.00 Liber/Folio: 0000/000 per tax sale Plaintiff certificate. 1748/7 per MD Land Records Assessed To: Edward H. Pierce 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 27th day of June, 2022, by the Circuit Court for

Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 22nd day of July, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (7-7,7-14,7-21) 142313

ORDER OF PUBLICATION SVITLANA WARD 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014 Plaintiff AIMAN PROPERTY LLC and STANDARD FEDERAL SAVINGS ASSOCIATION, FAILED FKA STANDARD FEDERAL SAVINGS

AND LOAN ASSOCIATION AKA STANDARD FEDERAL SAVINGS BANK

and

and

ALLAN LANG, TRUSTEE

MARVIN R. LANG, TRUSTEE and

T.J. NOFFSINGER, JR., TRUSTEE

FRENCHMAN'S CREEK CONDO-MINIUM ASSOCATION

and

and

THE STATE OF MARYLAND

LEGALS

Plaintiff

ORDER OF PUBLICATION

PARADISE REAL ESTATE INC.

MARGARET DIXON GRIFFIN,

NATIONAL CAPITAL MORT-

STEVEN M. GLAZER, TRUSTEE

LORI J. HONIGMAN, TRUSTEE

THE STATE OF MARYLAND

PRINCE GEORGE'S COUNTY,

And heirs, devisees, personal repre-

sentatives, and executors, adminis-

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

known owners and any and all per-

sons having or claiming to have any

interest in the property and prem-

ises situate in the County of Prince

Property Address: 1204 Fairmont

Description: Lts 25.26.27 8,625.0000

Liber/Folio: 00000/000 per certifi-

cate. 24405/591 per MD Land

Assessed To:Paradise Real Estate

In the Circuit Court for

Prince George's County, Maryland

CAE 22-17037

County of Prince George's and the

State of Maryland to the plaintiff in this proceeding:

Property Address: 1204 Fairmont

Description: Lts 25.26.27 8,625.0000

Account Number: 18 1997584

Sg. Ft. Englewood Blk 2

Account Number: 18 1997584

Sg. Ft. Englewood Blk 2

Assmt: \$35,400.00

GAGE, LLC (FORFEITED)

35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014

SVITLANA WARD

(FORFEITED)

HOWARD BROWN

and

and

and

and

and

and

and

MARYLAND

George's

Heights Dr

Records

Heights Dr

Inc.

TRUSTEE

ORDER OF PUBLICATION

Heath Bourne, Heath Bourne

Plaintiff

VS. Samuel N. Smith, Trustee; Delbert Earl Melvin; Brookside Park Condominium, Inc.; Treava Melvin;

And

All other persons having or claiming to have an interest in property described as 529 Wilson Bridge Dr., Unit 6728 A-1, Oxon Hill, MD 20745, and more fully described in Liber 29183 Page 0123 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$63,000; and Assessed to: Samuel N. Smith, Trustee; Property ID: 12-1315712

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Action No. CAE 22-17050

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

Property described as 529 Wilson Bridge Dr., Unit 6728 A-1, Oxon Hill, MD 20745, and more fully described in Liber 29183 Page 0123 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$63,000; and Assessed to: Prince George's County, Maryland; Property ID: 12-1315712

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.

June, 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 July 22nd, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 2022 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy-Test: Mahasin Él Amin, Clerk 142316 (7-7,7-14,7-21)

THIS COULD BE YOUR AD!

ORDER OF PUBLICATION

James Truitt c/o James F. Truitt, Jr., PA 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff V.

Safa Homes, LLC

5006 EDGEWOOD RD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

5006 Edgewood Road, College Park, MD 20740-22102, 1st (First) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS 5,500.0000 Sq. Ft. & Imps. Hollywood-addn Lot 32 Blk 4 Assmt \$250,600 Lib 42026 Fl 287 and assessed to Omarfarmproduce Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 22-17011

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 5006 Edgewood Road, College Park, MD 20740-22102 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS 5,500.0000 Sq. Ft. & Imps. Hollywood-addn Lot 32 Blk 4 Assmt \$250,600 Lib 42026 Fl 287 and assessed to Omarfarmproduce Inc.

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

It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of Au-5006 Edgewood Road, College Park, MD 20740-22102 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's title, free and clear of all encumbrances.

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

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

Prince George's County, MD

LEGALS

It is thereupon this 27th day of

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

True Copy—Test: Mahasin El Amin, Clerk (7-7,7-14,7-21) 142312

LEGALS

ORDER OF PUBLICATION

Plaintiff

YAMAN SHALABI 35 Fulford Avenue, Suite 203 Bel Air, Maryland 21014

v.

EDWARD H. PIERCE

and

THE ESTATE, PERSONAL REPRE-SENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF ED-WARD H. PIERCE, BELIEVED TO BE DECEASED, AND ALL PER-SONS CLAIMING BY, THROUGH, OR UNDER EDWARD H. PIERCE

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 0 Good Luck Rd Account Number: 20 2247872 Description: Seabrook Tract .2700 Acres Map 035 Grid D4 Par 106 Assmt: \$1,100.00 Liber/Folio: 0000/000 per tax sale certificate. 1748/7 per MD Land Records

Assessed To: Edward H. Pierce

In the Circuit Court for Prince George's County, Maryland CAE 22-17035

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

and PRINCE GEORGE'S COUNTY, MARYLAND

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

Property Address: 7521 Riverdale Rd, Unit 1968 Account Number: 20 2266138 Description: Unit 1968, 3,840.0000 Sq. Ft. & Imps. Frenchmans Creek C Assmt: \$38,000.00 Liber/Folio: 41601/153 Assessed To: Aiman Property LLC

In the Circuit Court for Prince George's County, Maryland CAE 22-17036

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

Property Address: 7521 Riverdale Rd, Unit 1968 Account Number: 20 2266138

Description: Unit 1968, 3,840.0000 Sq. Ft. & Imps. Frenchmans Creek C Assmt: \$38,000.00 Liber/Folio: 41601/153 Assessed To: Aiman Property LLC

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

although more than six (6) months from the date of sale has expired. It is thereupon this 27th day of June, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince

paper having circulation in Prince George's County, once a week for three successive weeks on or before the 22nd day of July, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 142314 (7-7,7-14,7-21) Liber/Folio: 00000/000 per certifi-

cate. 24405/591 per MD Land Records Assessed To:Paradise Real Estate

Inc.

The Complaint states, among other things, that the amounts necessary

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 27th day of June, 2022, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a news-paper having circulation in Prince paper having circulation in Prince George's County, once a week for three successive weeks on or before the 22nd day of July, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 142315 (7-7,7-14,7-21)

Prince

The

George's Post

Proudly

Serving

Prince George's

County

Since 1932

ORDER OF PUBLICATION

Plainview Financial Services, Ltd Plaintiff vs.

Faith Baptist Church, Inc.;

Prince George's County, Maryland And

All other persons having or claiming to have an interest in property described as 1303 Owens Rd., Oxon Hill, MD 20745, and more fully described in Liber 07036 Page 0137 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$65,200; and Assessed to: Faith Baptist Church, Inc.; Property ID: 12-1226257,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Action No. CAE 22-17052

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

Property described as 1303 Owens Rd., Oxon Hill, MD 20745, and more fully described in Liber 07036 Page 0137 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$65,200; and Assessed to: Faith Baptist Church, Inc.; Prop-erty ID: 12-1226257.

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 27th day of June, 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 July 22nd, 2022, warning all persons interested in the said properties to be and appear in this Court by the 30th day of August, 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 El Amin, Clerk 142317 (7-7,7-14,7-21) Call 301-627-0900 for a quote.

(7-7, 7-14, 7-21)

True Copy—Test: Mahasin Él Amin, Clerk

(7-7,7-14,7-21)

LEGALS

Plaintiff

Defendants

142319

ORDER OF PUBLICATION

Marc LaBrie V.

Carl Chew, Jr. Prince George's County State of Maryland All persons that have or claim to have any interest in the property identified in the Tax Rolls of the Director of Finance Collector of State and County taxes for Prince

2.00700 acres, Polar Hill Estates Map 126, Grid A3, Parcel 095, 09- Tax ID 0910299 known as 8000 Holly Lane, Clinton, MD 20735

George's County as follows:

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No. CAE 22-17047

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property de-scribed as follows, sold by the Col-lector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: 2.00700 acres, Polar Hill Estates, Map 126, Grid A3, Parcel 095, Tax ID 09-0910299, known as 8000 Holly Lane, Clinton, MD 20735.

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

been paid. It is thereupon this 27th day of June, 2022, by the Circuit Court for Prince George's County, ORDERED, that this notice be given by the insertion of a copy of this Order in some newspaper hav-ing general circulation in Prince ing general circulation in Prince George's County once a week for three successive weeks before the 22nd day of July, 2022, warning all persons interest in said property to persons interest in said property to be and appear in this Court by the 30th day of August, 2022, and re-deem the property and answer the Complaint, or thereafter a final judgment will be rendered foreclos-ing all rights of redemption in the cond property and unching in the said property and vesting in the Plaintiff a fee simple 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 142327 (7-7,7-14,7-21) ORDER OF PUBLICATION

Marc LaBrie Plaintiff

Financial Diversified Services, Inc., Et Al

Prince George's County

State of Maryland All persons that have or claim to have any interest in the property identified in the Tax Rolls of the Director of Finance Collector of State and County taxes for Prince George's County as follows:

45,756 Sq. Ft., Piscataway Estates Lot 35, BÎk A, Tax ID 05-0309005 known as 13200 Coldwater Drive Fort Washington, MD 20744 Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No. CAE 22-17048

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property de-scribed as follows, sold by the Col-lector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: 45,756 Sq. Ft., Piscataway Estates, Lot 35, Blk A, Tax ID 05-0309005, known as 13200 Coldwater Drive, Fort Washington, MD 20744.

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

been paid. It is thereupon this 27th day of June, 2022, by the Circuit Court for Prince George's County, ORDERED, that this notice be given by the insertion of a copy of this Order in some newspaper hav-ing general circulation in Prince this Order in some newspaper hav-ing general circulation in Prince George's County once a week for three successive weeks before the 22nd day of July, 2022, warning all persons interest in said property to be and appear in this Court by the 30th day of August, 2022, and re-deem the property and answer the Complaint, or thereafter a final judgment will be rendered foreclos-ing all rights of redemption in the said property and vesting in the Plaintiff a fee simple 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 142328 (7-7,7-14,7-21)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until July 27, 2022, at 11:59 p.m. local prevailing time for the following project:

> Tree Planting and Landscaping 956-H (E)

2. Contract Documents.

Contract documents are only available for download at the following websites

• eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM030329 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

• SPEED eProcurement Platform http://discovery.ariba.com/ profile / AN01496591158 The project can be found by project name.

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

3. Project Description:

The Project scope includes tree planting and landscaping at various locations within the County.

4. Minimum Qualifications:

Arboricultural and Horticultural Industry Standards shall be utilized.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.mary-<u>land.gov/BusinessWithSHA/contBidProp/ohd/</u> constructContracts/CostClassKey.asp)

The approximate quantities for major items of work involved are as follows:

<u>QUANTITY</u>	<u>UNIT</u>	DESCRIPTION
75,000	SY	Furnish and Place Topsoil Four Inch (4") depth
30,000	SY	Vegetation Removal and Pesticide Application
30,000	SY	Permanent Seeding and Mulching
75,000	SY	Furnish and Place Sod
20,000	EA	Tree Planting
15,000	EA	Cultivar Planting
120,000	EA	Naturalizer Daffodil Mis-Top Size Bulbs
450	Per 100G	Additional Watering of Plant Material

6. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be enclosed in a sealed envelope and marked separately as follows:

7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsible.

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2022-01

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2022, THROUGH JUNE 30, 2023, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2022; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY23 for the City of Hyattsville are set as follows:

TAX	TYPE				RATE		
Real Property (includes land, improvements and fixtures)			sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value				
Operating property of public utilities and contract carriers			one dollar and ninely-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value				
Tangible operat property, ind commercial	one o	one dollar and fifteen cents $(\$1.15)$ on each one hundred $(\$100.00)$ dollars of assessed value					
University Town Special Tax			RATE				
A	В	С	D	E	F	G	
				(C times D)	Total G \$1,330,000 divided by total E 1,691	(E times F)	
Land Use Class	Number of Parcels	Building Square Feet (sf)/ Dwelling Unit (du)/ Parking Space (ps)	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement	
Office	4	1,044,783	0.70/1,000 sf	731	\$786.73	\$575,371.4	
Retail	5	211,137	1.02/1,000 sf	215	\$752.42	\$169,429.3	
Residential	136	716	1.00/du	716	\$752.42	\$563,296.6	
Parking	3	1,392	0.02/ps	28	\$752.42	\$21,902.4	

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY23 for the City of Hyattsville was the subject of a public hearing on May 2, 2022, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 6, 2022 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville - FY2023 Budget

Revenue & Other Sourc	General <u>Fund</u> es:	Capital Projects <u>Fund</u>	Special Revenue <u>Fund</u>	Debt Service <u>Fund</u>	Total <u>All Funds</u>
Local Taxes:					
Real Property Taxes	\$15,774,437	\$0	\$0	\$0	\$15,774,437
Personal Property Taxes	930,000	0	0	0	930,000
Operating Property	795,000	0	0	0	795,000
Income Tax	2,527,000	0	0	0	2,527,000
Admissions and					
Amusement Taxes	<u>155,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	155,000
Subtotal -					
Local Taxes	20,181,437	<u>0</u>	<u>0</u>	<u>0</u>	20,181,437
Other Revenue & Sourc	es				
Licenses and Permits	695,000	0	0	0	695,000
Other Governments -					
Grants	868,640	0	613,800	0	1,482,440
Service Charges	95,000	0	0	0	95,000
Fines and Forfeitures	274,325	0	582,000	0	856,325
Miscellaneous	176,350	0	150,000	0	326,350
Bond Proceeds	0	16,294,000	0	0	16,294,000
Lease Proceeds	0	150,000	0	0	150,000
Other Sources -					
Transfers In/Out	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Sub-total	2,109,315	<u>16,444,000</u>	1,345,800	<u>0</u>	<u>19,899,115</u>
Total Revenue -					
Sources	\$22,290,752	\$16,444,000	\$1,345,800	0	\$40,080,552
Expenditures & Other U					
Legislative	993,298	\$0	\$0	\$0	\$993,298
General Government	4,619,840	90,040	0	0	4,709,880

GREGORY R SINGLETON 5827 Allentown Rd Camp Springs, MD 20746 240-252-2072

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANNE HOLMES

Notice is given that Mary C Holmes, whose address is 10512 Montana Terrace, Upper Marlboro, MD 20774, was on June 13, 2022 ap-pointed Personal Representative of the estate of Mary Anne Holmes who died on May 2, 2022 without a will 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 13th day of December, 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.

MARY C HOLMES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

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

	Estate No. 125449
142255	(6-23,6-30,7-7)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM T. SPICKNAL A/K/A WILLIAM TALBOTT SPICKNALL

Notice is given that Karen Spickall, whose address is 12021 Old Gunpowder Road, Beltsville, MD 20705, was on June 1, 2022 appointed Personal Representative of the estate of William T. Spicknal a/k/a William Talbott Spicknall who died on May 6, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of December, 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.

KAREN SPICKNALI Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125349 142240 (6-23, 6-30, 7-7)

LEGALS

COUNTY COUNCIL HEARINGS COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

TUESDAY, JULY 12, 2022

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

LEGALS

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on July 13, 2022, at 10:00 a.m. local prevailing time, via Zoom at

https://us06web.zoom.us/j/84938761063?pwd=RVZFaVhMR21GY3cxL1B FSThmaTcwZz09 password 201304.

By Authority of Angela Alsobrooks **County Executive**

142282

LEGALS

REQUEST FOR LETTERS OF INTENT

Pennrose, LLC and the Redevelopment Authority of Prince George's County Request for Letters of Interest from Minority Builders or Developers interested in Purchasing lots and building and selling townhomes at the Glenarden Hills Development Project

Pennrose LLC ("Pennrose"), selected to lead the Glenarden Redevelopment Project as Master Developer, and the Redevelopment Authority of Prince George's County (RDA), owner of the site, are hereby soliciting Letters of Intent (LOI) from licensed and qualified minority home-builders or developers for the purchase and development of 20 town house lots located in the new Glenarden Hills master-planned commu-nity. The respondent will also market and sell the 20 townhomes to eligible buyers who meet the 120% AMI guidelines applicable to Prince George's County.

The Redevelopment Authority of Prince George's County (RA) is re-leasing a Request for Letters of Intent ("RFLOI") in solicitation to minority builder/ developers to acquire up 20 subdivided lots and thereafter build and sell 20 townhomes to income qualified buyers which will be posted on the RDA's website on or before July 1, 2022, at

http://www.princegeorgescountymd.gov/Government/Agency Index / Redevelopment / index.a sp

To be considered, responses must be received on or before 3:00 PM, September 1, 2022. Details regarding LOI submissions (i.e., format and delivery location) will be addressed in the RFLOI.

For questions, please contact:

Gerald P. Konohia Senior Manager -**Redevelopment Authority** 9200 Basil Court, Suite 504 Largo, Maryland 20774

oeneral oovernment	1/01//010	20/010	0	0	1,1 05 ,000
Police	9,743,169	2,338,105	476,775	0	12,558,049
Fire	50,000	0	0	0	50,000
Parking Compliance	0	58,000	623,590	0	681,590
Code Compliance	673,572	<u>36,000</u>	<u>0</u>	<u>0</u>	709,572
Public Safety Subtotal	<u>16,079,879</u>	2,522,145	<u>1,100,365</u>	<u>0</u>	<u>19,702,389</u>
Public Works	6,330,371	11,652,292	0	0	17,982,663
Community Services/PEC	, ,	100,000	120,000	0	1,132,822
Community Development		1,500,000	75,000	0	2,267,876
Other Financing -	,	,	-,		, - ,
Transfers-In	0	0	0	1,966,082	1,966,082
Other Financing -					
Transfers-Out	1,966,082	<u>0</u>	<u>0</u>	(1,966,082)	<u>0</u>
Total Expenditures					
- Uses	25,982,030	15,774,437	1,295,365	0	43,051,832
Excess of Revenue and O Sources over Expenditu and Other Uses		\$669,563	\$50,435	\$0	(\$2,971,280)
Beginning Fund Balance	\$20,322,955				\$16,631,677

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

\$16,631,677

This Ordinance was introduced on May 16, 2022, at a public meeting and then adopted, on June 6, 2022, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2022, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2022-01 in its entirety, please contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

<u>142292</u>

Ending Fund

Balance

(6-30,7-7,7-14)

ADVERTISE! in

The Prince George's Post

Call Today 301-627-0900

10:30 A.M.

Notice is hereby given that on Tuesday, July 12, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-057-2022 - A RESOLUTION CONCERNING CONTRACT AP-<u>PROVALS</u> for the purpose of approving a multi-year contract to procure copiers, printers, multi-function devices with related supplies, accessories and services.

CR-058-2022 - A RESOLUTION CONCERNING CONTRACT AP-<u>PROVALS</u> for the purpose of approving a multi-year contract to procure copier equipment, products, and associated services.

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 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 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 I. Brown Clerk of the Council

142309

\$13,660,397

(6-30,7-7)

(6-30.7-7)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2022-02 -GAS POWERED LEAF BLOWER BAN

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2022-02 – Gas Powered Leaf Blower Ban on Tuesday, June 21, 2022. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends Chapter 79 of the Hyattsville Code to implement a prohibition the use of gas-powered leaf blowers within the City's municipal boundaries as well as a gas-powered leaf blower rebate program.

The Ordinance is effective on July 11, 2022. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2022-02-Gas Powered Leaf Blower Ban in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

(6-30,7-7)

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

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

2264 PRINCE OF WALES COURT **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Stephanie E. Morgan, dated May 22, 2007 and recorded in Liber 28099, Folio 436 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$219,000.00, and an original interest rate of 4.000%, 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 payt day that court sits] shall occur at time previously scheduled, on next day that court sits], on JULY 26, 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 \$22,000.00 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 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 pro-ceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan environ including, but not limited to determine 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

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

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

1200 ASHLEIGH STATION COURT **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Angela Holland-McMurray, and Darryl McMurray, dated January 15, 2008 and recorded in Liber 29356, Folio 128 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$593,306.00, and an original interest rate of 4.500%, default having oc-curred 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 JULY 26, 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 \$50,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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.

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

E.T. Newell & Co, Inc 912 E 25th Street Baltin MD 21218

LEGALS

LEGALS

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

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

12114 WHEELING AVENUE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Delores Smith, dated May 2, 2019 and recorded in Liber 42107, Folio 39 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$250,381.00, and an original interest rate of 5.000%, 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 JULY 26, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE 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 inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchase 's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

LEGALS

410-366-5555 www.melnicknewell.com

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

(7-7,7-14,7-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SUSAN PALMER LOVE

Notice is given that Daniel P Love, whose address is 902 Truro Lane, Crofton, MD 21114, was on June 13, 2022 appointed Personal Representative of the estate of Susan Palmer Love who died on May 11, 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 13th day of December, 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.

DANIEL P LOVE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125431 142245 (6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(7-7,7-14,7-21)

142338

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMAN L MOTLEY JR

Notice is given that Andrea L Motley, whose address is 10721 Joyceton Drive, Upper Marlboro, MD 20774, was on June 6, 2022 appointed Per-sonal Representative of the estate of Herman L Motley Jr who died on April 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 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 De-cember, 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.

ANDREA L MOTLEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125180 <u>142246</u> (6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE TO UNKNOWN HEIRS

SOPHIA NADINE MALLETT

Notice is given that Camiel Rowe, whose address is 1013 Magothy Park Lane, Annapolis, MD 21409, was on June 9, 2022 appointed Personal Representative of the estate of Sophia Nadine Mallett who died on January 25, 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 9th day of December, 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 epresentative 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.

CAMIEL ROWE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124750 142247 (6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(7-7,7-14,7-21)

<u>142339</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADELTRAUD INGRID YUILLE

Notice is given that Carmen M Davis, whose address is 10505 Starlight Place, Waldorf, MD 20603, was on June 8, 2022 appointed Personal Representative of the estate of Adeltraud Ingrid Yuille who died on May 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 personal representative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of De-cember, 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.

CARMEN M DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125279 <u>142248</u>

(6-23, 6-30, 7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD M MARCEY

Notice is given that Suzanne Garcia, whose address is 2009 Compass Circle, Virginia Beach, VA 23451, was on June 13, 2022 appointed Personal Representative of the estate of Ronald M Marcey who died on June 2, 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 13th day of December, 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.

SUZANNE GARCIA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125414

(6-23,6-30,7-7)

<u>142249</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LISA MARIE MILLER

Notice is given that Lakeithia Miller, whose address is 3704 Chado Road, Clinton, MD 20735, was on June 14, 2022 appointed Personal Representative of the estate of Lisa Marie Miller who died on April 12, 2022 with a will.

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

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

LAKEITHIA MILLER Personal Representative

<u>142251</u>

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

> Estate No. 125377 (6-23,6-30,7-7)

The Prince George's Post

410-366-5555 www.melnicknewell.com

142337

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

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

8510 MADISON STREET HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Cordiela V. Maycole, dated July 20, 2007 and recorded in Liber 29698, Folio 647 among the Land Records of Prince George's County, Mary-land, with an original principal balance of \$45,000.00, and an original interest rate of 5.490%, 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 JULY 12, 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 \$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 bilding, 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 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 one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

LEGALS

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

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

10009 MARLBORO PIKE UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust from Linda A. Pirrone, and Patrick Pirrone, dated December 11, 2015 and recorded in Liber 37770, Folio 582 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,679.00, and an original interest rate of 4.750%, 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 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 JULY 12, 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 \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

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

2003 UPSHIRE CT. **BOWIE, MD 20721**

Under a power of sale contained in a certain Secured Equitable Lien dated April 30, 2021, recorded in Liber 45477, Folio 301 and rerecorded in Liber 45658, folio 569 among the Land Records of Prince George's County, MD, with an original principal balance of \$308,000.00, 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

JULY 19, 2022 AT 11:05 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 068, part of Parcel "B" in the subdivision known as the "Plat of Resubdivision, Parcels "B" & "C" and Outlots "A" & "B", Village at Collington Condo Phase 27", as per plat thereto recorded among the Land Records of Prince George's County, Maryland in Plat Book VJ 189 at Plat No. 67.and more fully described in the aforesaid Secured Equitable Lien.

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

Terms of Sale: A deposit of \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Secured Equitable Lien from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 334559-2)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS

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

410-366-5555 www.melnicknewell.com

LEGALS

NOTICE

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

Substitute Trustees/ Plaintiffs,

vs.

142269

RAYMOND FREDERICK LEE WILLIAMS (DECEASED) 14100 Farnsworth Lane Unit 2204 and Garage 2-8 Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-37968

Notice is hereby given this 23rd day of June, 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 14100 Farnsworth Lane, Unit 2204 and Garage 2-8, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 25th day of July 2022 profore the 25th day of July, 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 25th day of July, 2022.

The report states the purchase price at the Foreclosure sale to be \$136,000.00.

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

142331 (7-7,7-14,7-21)

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(6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALRIE WILLIAMS

Notice is given that Rodney Jenk-ins, whose address is 7337 Sheila Lane, Clinton, MD 20735, was on May 20, 2022 appointed Personal Representative of the estate of Valrie Williams who died on December 19, 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 20th 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.

RODNEY JENKINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125185 142241 (6-23,6-30,7-7)

LEGALS

JOYCE ANN WILLIAMS J Williams Law, LLC 7981 Eastern Avenue, Suite C-4 Silver Spring, MD 20910 301-585-1970

142270

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE KEITH TWISDALE

Notice is given that Jandell Thornes, whose address is 13803 Water Fowl Way, Upper Marlboro, MD 20774, was on May 6, 2022 ap-pointed Personal Representative of the estate of Lawrence Keith Twisdale who died on December 24, 2021 without a will.

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

JANDELL THORNES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124917 142253 (6-23, 6-30, 7-7)

Joshua D. Headley, Esq. Buchanan Ingersoll & Rooney PC 1700 K Street, Suite 300 Washington, DC 20006 202-452-6055

(6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANET GRETCHEN JONES

Notice is given that The Glenmede Notice is given that The Glenmede Trust Company NA, c/o Isabel Al-buquerque, whose address is 1650 Market Street, Suite 1200, Philadel-phia, PA 19103-7391, was on June 1, 2022 appointed Personal Representa-tive of the estate of Janet Gretchen Jones who died on September 21, 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 1st day of De-cember 2022 cember, 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: 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.

THE GLENMEDE TRUST CO, ISABEL ALBUQUERQUE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124566 142243 (6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF

Notice is given that Ian Saunders, whose address is 1643 Hugo Circle, Silver Spring, MD 20906, was on June 29, 2022 appointed Personal Representative of the estate of Jean A Hairston who died on April 18, 2022 with a will.

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 29th day of December, 2022.

of Wills with a copy to the under-signed on or before the earlier of the following dates:

decedent's death; or

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.

provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

Estate No. 125321 142349 (7-7,7-14,7-21)

OF UPCOMING SALES

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



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(6-30,7-7,7-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID LEN BALTER

Notice is given that Kathryn B Lindeman, whose address is 4211 Cross-wick Turn, Bowie, MD 20715, was on June 24, 2022 appointed Personal Representative of the estate of David Len Balter who died on May 29, 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 24th day of December, 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.

KATHRYN B LINDEMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125519 142350 (7-7,7-14,7-21)

142285

TO ALL PERSONS INTERESTED JEAN A HAIRSTON

Further information can be obtained by reviewing the estate file in

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

(1) Six months from the date of the

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

A claim not presented or filed on or before that date, or any extension

IAN SAUNDERS Personal Representative

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

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

8913 WALKERTON DR. LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 14, 2006, recorded in Liber 27919, Folio 482 among the Land Records of Prince George's County, MD, with an original prin-cipal balance of \$318,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 2022 AT 11:05 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"^c condition and subject to conditions, restrictions and agree-ments of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$26,000 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 352471-1)

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

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

16112 MANNING RD. WEST ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 27, 2009, recorded in Liber 30470, Folio 458 among the Land Records of Prince George's County, MD, with an original principal balance of \$273,300.00, 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

JULY 12, 2022 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and / or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 352028-1)

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

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

6010 BELWOOD ST. DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 22, 2009, recorded in Liber 30751, Folio 81 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,242.00, 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

JULY 12, 2022 AT 11:09 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 agree-ments of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346298-1)

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

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

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

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



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142223

(6-23, 6-30, 7-7)

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142224

(6-23, 6-30, 7-7)

142225

(6-23, 6-30, 7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4717 66TH PLACE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Ibrahim Adisa Moshood, dated January 8, 2018, and recorded in Liber 40647 at folio 606 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

JULY 12, 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of annum from date of sale to the date the funds are received in the onice of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>20-605154</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

(6-23.6-30.7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1406 PEACHWOOD LANE BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Rammtita X. Jones and Estate of Calvin K. Jones, dated July 23, 2003, and recorded in Liber 18225 at folio 320 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

JULY 12, 2022

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dis-cretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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. 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 # <u>19-600426</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

142332

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6413 CABIN BR COURT CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Shantielle Thomas, dated March 7, 2016, and recorded in Liber 38694 at folio Juantieue 1 nomas, dated March 7, 2016, and recorded in Liber 38694 at folio 128 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 20772, on

JULY 26, 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 \$24,000.00 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 dis-trict charges to be adjusted for the current year to the date of sale. and astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of 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 # 19-600011)

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

142210

(6-23.6-30.7-7)

(7-7,7-14,7-21)

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

6803 MOUNTAIN LAKE PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated March 22, 2017, recorded in Liber 39384, Folio 208 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,185.00, 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

JULY 12, 2022 AT 11:17 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding agricultural taxes if applicable and any and all public cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 sub-ject 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 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 pro-ceeds 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 can-not 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 the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 242561 1) No. 343561-1)

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4115 NESCONSET DR. BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust dated April 21, 2017, recorded in Liber 39601, Folio 579 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,000.00, 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

JULY 19, 2022 AT 11:07 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 \$30,000 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, in-FOR THE FORCHASER. Adjustment of all real property taxes, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 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 sub-ject 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 pro-ceeds resulting from said reseate over if such surplus results from ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 348894-1)

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

11813 FAIRGREEN LN. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated June 25, 2003, recorded in Liber 18677, Folio 294 among the Land Records of Prince George's County, MD, with an original principal balance of \$176,192.00, 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

JULY 19, 2022 AT 11:09 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 \$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 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 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 ecrow if required. Condominium 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 sub-ject 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 pro-ceeds 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 can-not deliver one or the other or if ratification of the sale is denied by not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 329358-2)

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

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

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

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

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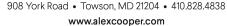
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<u>142229</u>

<u>142286</u>

(6-30,7-7,7-14) <u>142287</u>

(6-30,7-7,7-14)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Ariel Jose D

Fineda, whose address is 9404 Silver Fox Turn, Clinton, MD 20735, was on June 16, 2022 appointed Personal

Representative of the estate of Julita

Dizon Pineda, who died on Septem-

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 December, 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

(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

ARIEL JOSE D PINEDA

Personal Representative

UPPER MARLBORO, MD 20773-1729

CERETA A. LEE

P.O. Box 1729

142303

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

decedent's death; or

IN THE ESTATE OF JULITA DIZON PINEDA

ber 15, 2021 without a will.

LEGALS

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF SARAH ANN SAMPSON

Notice is given that Mary Sampson, whose address is 2731 Crestwick Place, Forestville, MD 20747, was on June 13, 2022 appointed Personal Representative of the estate of Sarah Ann Sampson who died on December 13, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 13th day of December, 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: 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.

MARY SAMPSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124161 142256 (6-23, 6-30, 7-7)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(6-23,6-30,7-7)

TO ALL PERSONS INTERESTED IN THE ESTATE OF LATHAN LEON HERRING SR

Notice is given that Lathan Herring II, whose address is 12023 Dove Cir-cle, Laurel, MD 20708, was on May 18, 2022 appointed Personal Repre-sentative of the estate of Lathan Leon Herring Sr who died on December 31, 2021 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 18th 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: 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.

LATHAN HERRING II Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR			
PRINCE GEORGE'S COUNTY P.O. Box 1729			
UPPER MARLBORO, MD 20773-1729			
Estate No. 124062			
142257 (6-23,6-30,7-7)			

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN ANITTA FONTAINE

Notice is given that Joella A Williams, whose address is 5901 Terrell Avenue, Oxon Hill, MD 20745, was on May 23, 2022 appointed Personal Representative of the estate of Joan Anitta Fontaine, who died on April 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of 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 date: 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.

JOELLA A WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125151 142300 (6-30,7-7,7-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEVON BROCK WEBB

Notice is given that Tyra Reid, whose address is 577 South Square Drive #95, Winterville, NC 28590, was on June 21, 2022 appointed Per-sonal Representative of the estate of Levon Brock Webb, who died on May 23, 2022 without a will May 23, 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 21st day of December, 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.

TYRA REID Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125423 142301 (6-30,7-7,7-14)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHEILA LEE JENKINS

Notice is given that Freddie Jenkins Jr., whose address is 8012 Endzone Way, Hyattsville, Maryland 20785, was on June 3, 2022 appointed Personal Representative of the estate of Sheila Lee Jenkins, who died on May 2, 2022 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of December, 2022.

to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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.

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

Estate No. 125320

Estate No. 125282

(6-30, 7-7, 7-14)

by contacting the personal represen-tative or the attorney.

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

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

142302

(2) Two months after the personal

FREDDIE JENKINS JR. Personal Representative

(6-30,7-7,7-14)

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

17211 USHER PL. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated April 13, 2007, recorded in Liber 27783, Folio 74 among the Land Records of Prince George's County, MD, with an original principal balance of \$210,000.00, 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

JULY 26, 2022 AT 11:05 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 \$26,000 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, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 sub-ject 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 pro-ceeds resulting from said resale even if such surplus results from ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 170024.2) No. 179024-2)

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

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

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 7127 VARNUM STREET, HYATTSVILLE, MD 20784

By virtue of the power and authority contained in a Deed of Trust from SERGIO CORTEZ, dated August 12, 2016 and recorded in Liber 38551 at Folio 222 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JULY 20, 2022 AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

All that certain lot or parcel of land situate in the County of Prince George's, State of Maryland, and being more particularly described as follows:

Being known and designated as Lot 16 in Block L in a Subdivision known as Section 2, Landover Hills as per plat thereof recorded in Plat Book BB 8 at Plat 8 among the Land Records of Prince George's County, Maryland.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by pur-chaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

> Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002

> > (6-30,7-7,7-14)

LEGALS

chaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

> Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

> > (6-30,7-7,7-14)

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

142281

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

933 SHARMA ST. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated January 23, 2009, recorded in Liber 30363, Folio 105 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,057.00, 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

JULY 26, 2022 AT 11:09 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with 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, in-cluding agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts 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 there-after 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353978-1)



auctioneers

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www.alexcooper.com

<u>142334</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4210 DANVILLE DRIVE TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Deborah Squirewell aka Deborah R. Squirewell, dated May 10, 2019, and recorded in Liber 42168 at folio 424 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 20772, on

JULY 26, 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 \$22,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser so 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 othe substitute Trustees. Purchaser shall be responsible for othe ato of sole runable to convey good and marketable title, the purchaser tase, and all other purchaser shall be property in against the Substitute Trustees. Purchaser shall be responsible for ot

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

(7-7.7-14.7-21)

Auctioneer's Number # A00116

142250

(7-7, 7-14, 7-21)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 4810 Lake Ontario Way, Bowie, MD 20720-3695

By virtue of the power and authority contained in a Deed of Trust from ANDRE D. GALLMON and LISA M. GALLMON, dated May 12, 2006 and recorded in Liber 25814 at Folio 191 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, JULY 20, 2022 AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Tax ID Number : 13-3225075

Land situated in the County of Prince George's in the State of MD

Lot Number 20, in Block Lettered :"A", in the Subdivision known as "Plat 1, LAKEVIEW", as per plat thereof recorded in Plat Book VJ 185 at Plat 58 among the Land Records of Prince George's County, Mary-

land being in the 13th Election District. Commonly known as: 4810 Lake Ontario Way, Bowie, MD 20720

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$25,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting pur-

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

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



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142336

(7-7,7-14,7-21)

The Prince George's Post

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9200 ALLENTOWN RD. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 23, 2014, recorded in Liber 36358, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$69,500.00, 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

JULY 12, 2022 AT 11:15 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 \$7,000 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 347438-1)

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

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

LEGALS

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

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

15623 ELSMERE COURT BOWIE, MD 20716

Under a power of sale contained in a certain Deed of Trust from Brendan N. Simo, dated May 26, 2005 and recorded in Liber 23134, Folio 487, and re-recorded at Liber 24634, Folio 665 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$235,000.00, and an original interest rate of 3.540%, default having oc-curred 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 sched-uled, on next day that court sits], on JULY 19, 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of thed 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.

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

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

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6204 L STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Marlin A Mckinney, dated September 30, 2015, and recorded in Liber 37528 at folio 583 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

JULY 19, 2022

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a

The property will be sold in an "as is" condition and subject to conditions,

restrictions, easements, encumbrances and agreements of record affecting

Terms of Sale: A deposit in the form of cashier's or certified check, or in

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 dis-cretion, 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 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 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. Pur-

chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

property immediately after the sale. (Matter # 16-605627

the subject property, if any, and with no warranty of any kind.

142306

dwelling

(6-23, 6-30, 7-7)

LEGALS

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

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

13311 HARRISON AVENUE FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Griselda M. Ponce De Castillo, and Juan A. Herrera-Hernandez, dated August 3, 2020 and recorded in Liber 44084, Folio 532 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,747.00, 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 JULY 19, 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 \$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 pur-chase menor at the pate rate from the day of foredesure aution 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 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 color to be adjusted as of the 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 aives 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 inci-dental and consequential damages, and any deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

142228

142212

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4313 FRANK STREET SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Estate of Alvin B. Parkins, dated June 24, 2015, and recorded in Liber 37254 at folio 281 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 12, 2022

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale and astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be up no further deposit to the purchaser. But purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603341)

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

(6-30,7-7,7-14)

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

142307

(6-30,7-7,7-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

1303 HUNTERS MILL AVENUE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tonya Lawson, dated June 19, 2007, and recorded in Liber 28327 at folio 673 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 19, 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 \$31,000.00 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. of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Tayse ground rant water rept and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of reader of the purchaser shall be responsible for the average and or the purchaser from the date of p 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 # 2013-41929)

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

(6-30, 7-7, 7-14)142284

LEGALS

PLAINTIFF

ORDER OF PUBLICATION ADNAN BASHIR

V.

C & P JOINT VENTURE

SERVE ON: CHARLES MCCLAIN, SR., PARTNER

AND

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

5631 COOLIDGE STREET CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

5631 COOLIDGE STREET 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 right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: ČAE 22-15570

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: PT LTS 33.34 L 5878 F 431, 11,037.0000 SQ.FT. MARYLAND PARK - ORC, MARYLAND PARK - ORC, ASSMNT \$35,700 LIB 10575 FL 509, tax account no. 18-2094266, Deed ref. 10575/00509 and assessed to C & P JOINT VENTURE.

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 13th day of

It is thereupon this 15th day of June, 2022, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 8th day of July 2022 warpfore the 8th day of July, 2022, warning all persons interested in the property to appear in this Court by the 16th day of August, 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 vest-ing in the Plaintiff a title, free and clear of all encumbrances.

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie, Esq. Counsel for Plaintiff P.O. Box 30224 Bethesda, MD 20824 Phone (202) 783-1597 lucas@dansielaw.com, Plaintiff,

Nelson Orlando Plata 5106 59th Avenue Hyattsville, MD 20781,

v.

Guillermo A. Rafaelano 3314 Michele Lane Bowie, MD 20721,

Jose E. Savaria Prime Title Group, LLC 9701 Apollo Road, Ste 101 Largo, MD 20774,

and

and

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

0.80 Acres, more or less, RITCHIE ROAD 20743 and also known as Account Number 18-2037141, Defendants.

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

Case No. CAE 22-15581

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 to the Plaintiff:

0.80 Acres, more or less, RITCHIE ROAD 20743 also known as Account Number 18-2037141

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 13th day of June, 2022, by the Cir-cuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of August, 2022 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 encumbrances.

LEGALS

ORDER OF PUBLICATION Jay Perera

c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff v.

Greenbelt Woods LTD Partnership James E. Sedlar, Substitute Trustee Wells Fargo Bank, NA The Estate of Mildred Poretsky Craig B. Young, Trustee

COPERNICUS LANE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Copernicus Lane, 14th (Fourteenth) Election District, described as follows: All that lot of land PARCEL B 6.910 ACRES. GREENBELT WOODS PL BLK B ASSMT \$6,900.00 LIB 06573 FL 126

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 22-15578

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

All that lot of land PARCEL B 6.910 ACRES. GREENBELT WOODS PL BLK B ASSMT \$6,900.00 LIB 06573 FL 126

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

It is thereupon this 13th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 16th day of August, 2022, and redeem the property Copernicus Lane 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's title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland deed conveyance into John G. Gilmore and Martin Brown, Trustees, recorded in Liber 5327 at folio 61 among said Land Records, and being the same lot and premises described in that certain leasehold conveyance by way of Deed of Assignment into George F. Smith, Trustee, recorded in Liber 3704 at 87; said property commonly known as Flagstaff 6832 Street, Hyattsville/Landover, Maryland 20785.

In the Circuit Court for Prince George's County, Maryland CAE 22-15606

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing prop-erty situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale. The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

the date of sale has expired. It is thereupon this 13th day of June, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County Maryland, once a week for County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 16th day of August, 2022, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered fore-closing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all oncumbrances encumbrances

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

True Copy-Test: Mahasin Él Amin, Clerk (6-23, 6-30, 7-7) 142216

LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 14741 Governor Oden Bowie Drive, Room 1090 Upper Marlboro, MD 20772

Plaintiff

Diane Louise Rowell Surviving Joint Tenant of Lucille L. Failor 7010 Rocky Ford Road Moneta, VA 24121-4853

and (Prince George's County, Maryland as statutory Defendant under Sec-tion 14-836 of the Tax-Property Ar-

ticle)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWELFTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent.

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 1301 McCormick Drive, Suite 1100

Largo, MD 20774 Plaintiff v.

Wilma Dudley Surviving Tenant by the Entirety of William Dudley Last known address: 3620 Edwards Street Upper Marlboro, Maryland 20774

Gwendolyn Dudley 3805 Parkview Ave. Apt. B Baltimore, Maryland 21207-6935 (Possible interested party)

Kim Dudley 11200 Avalanche Way Unit #B Columbia, Maryland 21044-3127 (Possible interested party)

and

(Prince George's County, Maryland as statutory Defendant under Sec-tion 14-836 of the Tax-Property Article)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWENTIETH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent Defendants

Said Property is described as follows:

PROPERTY DESCRIPTION

All that property described as Lot numbered Two (2) in Block numbered Six (6), in that subdivision delineated of record as "EDWARD ESTATES" per plat of subdivision recorded in Plat Book WWW 50 at plat 96 among the Land Records of Prince George's County, Maryland; said property assessed as 10,551 square feet under Tax ID No.: 20-2196897; being in the Twentieth Election District of the County. Said property is described in a Deed conveyance into William and Wilma Dudley, recorded in Liber 3263 at folio 427 among said Land Records; said property commonly known as 3620 Edwards Street, Upper Marlboro, Maryland 20774-2625.

In the Circuit Court for Prince George's County, Maryland CAE 22-16995

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale. The Complaint states, among other things, that the amount neces

ORDER OF PUBLICATION **BY POSTING**

JAMELLA STEVENS-FONVILLE, Plaintiff.

vs. ODELL FONVILLE

Defendant.

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-14265

ORDERED, on this 14th day of June, 2022, by the Circuit Court for Prince George's County, Maryland That Defendant, ODELL ÓDELL FONVILLE, is hereby notified that the Plaintiff, JAMELLA STEVENS-FONVILLE has filed a Complaint for Absolute Divoice; and it is fur-

ORDERED, that this Order shall be published pursuant to Maryland Rule 2-121(a)(2) by publishing the notice at least once a week in each of three successive weeks in one or more newspapers of general circu-lation published in the county in which the action is pending, said posting to be completed by the 14th day of July, 2022; and it is further

ÓRDERÉD, that Plaintiff shall mail, by regular mail (first-class mail), to Defendant's last known address, a copy of the signed Order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED that the Defendant, ODELL FONVILLE, is hereby warned that failure to file an Answer or other defense on or before the 13th day of August, 2022 may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test: Mahasin El Amin, Clerk 142221 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

ANGELICA BROWN Plaintiff

vs.

ALFRED C. GILKESSON SR., Et Al. Defendants

In the Circuit Court for Prince George's County, Maryland Civil Action No. CAE 21-07163

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.

Owner: Alfred C. and Mary L. Gilkesson, Sr. Address: COLLINGTON ROAD,

Description: 3.26 AC, MAP 46,

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

True Copy—Test: Mahasin El Amin, Clerk 142213 (6-23, 6-30, 7-7)

Patrick M Smith 7412 Baltimore-Annapolis Blvd Glen Burnie, MD 21061 (410) 761-1700

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the General CT of Justice Superior court of Forsyth county, North Carolina appointed A J Ceberio, whose address is 210 South Cherry Street, Winston Salem, NC 27101, as the Administrator of the Estate of Odell Mattocks Jr who died on July 24, 2019 domiciled in Forsyth County North Carolina.

The Maryland resident agent for service of process is Patrick M Smith, whose address is 7412 Baltimore-Annapolis Blvd, Glen Burnie, MD 21061.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

6227 24TH AVENUE, HY-ATTSVILLE, MARYLAND 20782 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.

A J CEBERIO Foreign Personal Representative

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

Estate No. 124944

(6-23, 6-30, 7-7)

142230

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

True Copy—Test: Mahasin El Amin, Clerk 142215 (6-23,6-30,7-7)

> GORHAM S CLARK ESQ 108-E South Street SE Leesburg, VA 20176 703-988-7975

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TIA L WILLIAMS

Notice is given that Phyllis M Williams, whose address is 317 Web-ster Street NW, Washington, DC 20011, was on June 9, 2022 appointed Personal Representative of the estate of Tia L Williams who died on No-vember 13, 2021 without a will.

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

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

PHYLLIS M WILLIAMS Personal Representative

CERETA A. LEE	
REGISTER OF WILLS 1	
PRINCE GEORGE'S CO	DUNTY
P.O. Box 1729	
Upper Marlboro, N	AD 20773-1729
E	state No. 124763
142254	(6-23,6-30,7-7)

True Copy—Test: Mahasin El Amin, Clerk 142214 (6-23, 6-30, 7-7)

LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, MD 20774

v.

Plaintiff

Wilma Dudley Surviving Tenant by the Entirety of William Dudley Last known address: 3620 Edwards Street Upper Marlboro, Maryland 20774

Gwendolyn Dudley 3805 Parkview Ave. Apt. B Baltimore, Maryland 21207-6935 (Possible interested party)

Kim Dudley 11200 Avalanche Way Unit #B Columbia, Maryland 21044-3127 (Possible interested party)

and

(Prince George's County, Maryland as statutory Defendant under Section 14-836 of the Tax-Property Article)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWENTIETH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent.

Defendants

Said Property is described as follows:

PROPERTY DESCRIPTION

All that property described as Lot numbered Two (2) in Block numbered Six (6), in that subdivision delineated of record as "EDWARD ESTATES" per plat of subdivision recorded in Plat Book WWW 50 at plat 96 among the Land Records of Prince George's County, Maryland; said property assessed as 10,551 square feet under Tax ID No.: 20-2196897; being in the Twentieth Election District of the County. said property being one of a number of lots, land, and premises described in

PROPERTY DESCRIPTION

Defendants

All that property described as Lot numbered Nine (9) in Block lettered B, in that subdivision delineated of record as "FORT FOOTE VIL-LAGE"per plat of subdivision recorded in Plat Book 18 at plat 99 among the Land Records of Prince George's County, Maryland; said property assessed as 10,020.00 square feet under Tax ID No.: 12-1314533; being in the Twelfth Election District of the County. Said property being all that same land and premises described in deed conveyance into Lucille L. Failor and Diane Louise Rowell, recorded in Liber 5313 at folio 318 among said Land Records, and commonly known as 8708 East Fort Foote Terrace, Fort Washington, MD 20744.

In the Circuit Court for Prince George's County, Maryland CAE 22-16994

The object of this proceeding is to secure the foreclosure of all rights of redemption in the aforegoing prop-erty situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale. The Complaint states, among other things, that the amount neces sary for redemption has not been paid, although more than six months from the date of sale has expired.

pired. It is thereupon this 13th day of June, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks. week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 16th day of Au-gust, 2022, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered 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 142217 (6-23, 6-30, 7-7) sarv for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 13th day of June, 2022, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks warning all persons interested in the said property to be and appear in this Court by the 16th day of August, 2022, and redeem the aforesaid property and answer the Com-plaint, or thereafter a Final Order will be rendered 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 (6-23, 6-30, 7-7) 142218

LEGALS

NOTICE

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

VS.

Substitute Trustees/ Plaintiffs

SPURGEON MONTGOMERY, III 14208 Barenton Drive Upper Marlboro, MD 20772

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-02741

Notice is hereby given this 17th day of June, 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 14208 Barenton Drive, Upper Marlboro, MD 20772, 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 18th day of July, 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 18th day of July, 2022.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

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

(6-23, 6-30, 7-7)

142330

142274

Account No: Tax Account 07-0729327

BOWIE, MD

GRID F4, PAR 63.

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

It is thereupon this 27th day of June, 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 3 consecutive weeks, warning all persons interested in the property to appear in this Court by the 30th day of August, 2022, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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 142329 (7-7,7-14,7-21)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

GEORGE D. ACKUN 17305 Will Court Accokeek, MD 20607

vs.

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-03326

Notice is hereby given this 23rd day of June, 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 17305 Will Court, Accokeek, MD 20607, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 25th day of July, 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 25th day of July, 2022.

The report states the purchase price at the Foreclosure sale to be \$553,000.00.

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

(7-7, 7-14, 7-21)

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

11722 BROOKEVILLE LANDING CT. **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2005, recorded in Liber 23286, Folio 742 among the Land Records of Prince George's County, MD, with an original principal balance of \$225,000.00, 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

JULY 12, 2022 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, Ierms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. 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. Condominum fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be 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 sole remedy, i 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

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

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

Substitute Trustees

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

17301 SUMMERWOOD LN. ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28346, Folio 582 among the Land Records of Prince George's County, MD, with an original prin-cipal balance of \$480,300.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 2022 AT 11:13 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 utility liens of record.

Terms of Sale: A deposit of \$32,000 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 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, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 tees 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the bor-rower 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 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 pro-ceeds 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 can-not deliver one or the other, or if ratification of the sale is denied by the Circuit for any reason, the Purchaser's sole remedy, at law nor deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 45863-1)

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

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

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

821 RAY RD. HYATTSVILLE, MD 20783

Under a power of sale contained in a certain Deed of Trust dated October 31, 2011, recorded in Liber 33196, Folio 523 among the Land Records of Prince George's County, MD, with an original principal balance of \$77,417.00, 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

JULY 26, 2022 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject 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 pro-ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353858-2)

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

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

\land ALEX COOPER

LEGALS

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142227

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www.alexcooper.com

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142226
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(6-23,6-30,7-7)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IZETTA LOUISE ELIZABETH HAMILTON

Notice is given that Jacqueline Hamilton, whose address is 16208 Penterra Way, Bowie, MD 20716, was on May 24, 2022 appointed Personal Representative of the estate of Izetta Louise Elizabeth Hamilton who died on April 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 (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 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.

JACQUELINE HAMILTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125194 142259 (6-23, 6-30, 7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FELICIA IDA PETTIS-DAVIS

Notice is given that Ronald Davis, Whose address is 5019 Laguna Road, College Park, MD 20740, was on June 13, 2022 appointed Personal Representative of the estate of Felicia Ida Pettis-Davis who died on May 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 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 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.

RONALD DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729		Ceri Regi Prin P.O.
142260	, MD 20773-1729 Estate No. 125396 (6-23,6-30,7-7)	Upp1 1422

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN JONES

Notice is given that R. B. Jones, whose address is 8205 Clay Drive, Fort Washington, MD 20744, was on June 6, 2022 appointed Personal Representative of the estate of Patricia Ann Jones who died on February 27, 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.

their objections with the Register of Wills on or before the 6th day of De-cember, 2022.

of Wills with a copy to the under-signed on or before the earlier of the following dates:

decedent's death; or

two months from the mailing or other delivery of the notice.

tained from the Register of Wills.

R. B. JONES Personal Representative

RETA A. LEE GISTER OF WILLS FOR NCE GEORGE'S COUNTY . Box 1729 PER MARLBORO, MD 20773-1729 Estate No. 124980 258 (6-23,6-30,7-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(6-23, 6-30, 7-7)

<u>142335</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON RITTER

Notice is given that Leslie Danielle Notice is given that Leslie Danielle Cook, whose address is 46091 Maria Way, Lexington Park, MD 20653, was on June 7, 2022 appointed Personal Representative of the estate of Sharon Ritter who died on December 16 (2020) without a will 16, 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 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 7th day of December, 2022.

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

LESLIE DANIELLE COOK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125350 142252 (6-23, 6-30, 7-7)

Josephine Arnold, Esq. 11902 Windgate Place Upper Marlboro, MD 20772 240-463-0958

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH G PORTER

Notice is given that Kevin B Porter, whose address is 7906 Tolkin Court, Bowie, MD 20720, was on June 16, 2022 appointed Personal Representative of the estate of Elizabeth G Porter, who died on September 29, 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 16th day of December, 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.

KEVIN B PORTER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 123485

142304

(6-30,7-7,7-14)

(7-7,7-14,7-21)

Marcia J Mills, Attorney PLLC 1 Research Ct. Ste 450 Rockville, MD 20850 301-325-4928

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ISABELLA MARIE GRIFFIN**

Notice is given that Vicky Christos, whose address is 504 Southview Ave, Silver Spring, MD 20905, was on February 3, 2022 appointed Personal Representative of the estate of Isabella Marie Griffin who died on De-cember 15, 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 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 3rd day of August, 2022.

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

VICKY CHRISTOS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122417 (6-23, 6-30, 7-7) 142244

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

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

(1) Six months from the date of the

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

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-

LEGALS

ORDER OF PUBLICATION

James Truitt c/o James F. Truitt, Jr., PA 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff v.

Blessing Ezeibe

3721 EDMOND WAY

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

3721 Edmond Way, Bowie MD 20716, 7th (Seventh) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS 2,181.0000 Sq. Ft.& Imps. Evergreen Estates Lot 62 Assmt \$249,900 Lib 32301 Fl 509 and assessed to Ezeibe

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 22-17012

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 3721 Edmond Way, Bowie MD 20716 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS 2,181.0000 Sq. Ft.& Imps. Evergreen Estates Lot 62 Assmt \$249,900 Lib 32301 Fl 509 and assessed to Ezeibe

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

It is thereupon this 27th day of It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of Au-gust, 2022, and redeem the property 3721 Edmond Way, Bowie MD 20716 and answer the complaint or thereafter a final judgment will be thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

ORDER OF PUBLICATION James Truitt

c/o James F. Truitt, Jr., PA 20 East Timonium, Naryland 21093 Plaintiff 20 East Timonium Road, Suite 100 v.

Marhay LLC

16209 ASHBOX RD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

16209 Ashbox Road, Brandywine, MD 20613, 11th (Eleventh) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS. (land Area Cha Nge Per Survey 97-98) 33,247.0000 Sq. Ft. & Imps. Asmt \$185,800 Map 166 Grid E1 Par 028Lib 39327 Fl 157 and assessed to Marhay LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 22-17013

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 16209 Ashbox Road, Brandywine, MD 20613 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS. (land Area Cha Nge Per Survey 97-98) 33,247.0000 Sq. Ft. & Imps. Asmt \$185,800 Map 166 Grid E1 Par 028Lib 39327 Fl 157 and assessed to Marhay LLC.

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

It is thereupon this 27th day of June, 2022, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion That notice be given by the insertion of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of Au-gust, 2022, and redeem the property 16209 Ashbox Road, Brandywine, MD 20613 and answer the com-MD 20613 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's title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

LEGALS

ORDER OF PUBLICATION James Truitt c/o James F. Truitt, Jr., PA 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff

Linda J. Wilson Stephen C. Hosea, Trustee Janet B. Thompson Margaretta Bradley

v.

203 APPLETREE LN

SLC 2018-1 Trust

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

203 Appletree Lane, Oxon Hill, MD 20745, 12th (Twelfth) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS. 17,772.0000 Sq. Ft. & Imps. Assmt \$207,067 Map 104 Grid F3 Par 029 Lib 13374 Fl 493 and assessed to Wilson Linda J.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 22-17015

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 203 Appletree Lane, Oxon Hill, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS. 17,772.0000 Sq. Ft. & Imps. Assmt \$207,067 Map 104 Grid F3 Par 029 Lib 13374 Fl 493 and assessed to Wilson Linda J.

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

It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of Au-gust 2022 and redeem the property gust, 2022, and redeem the property 203 Appletree Lane, Oxon Hill, MD 20745 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff's title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

ORDER OF PUBLICATION James Truitt c/o James F. Truitt, Jr., PA 20 East Timonium Road, Suite 100

Robert E. Lee Richard N. Harvey, Trustee Old Republic National Title Ins. Co. M & T Bank

v.

15527 BRANDYWINE RD

1836(b)(1)(v) purposes only)

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

ORDER OF PUBLICATION

20 East Timonium Road, Suite Timonium, Maryland 21093 Plaintiff

First National Bank of Pennsylvania

Camp Springs Allentown, LLC

Christopher Nevin, Trustee

6101 ALLENTOWN RD

c/o James F. Truitt, Jr., PA

v.

James Truitt

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6101 Allentown Road, Camp Springs, MD 20746, 6th (Sixth) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS Near Reds Corn Er (.2440a Dfr St Md 96) (lacper Sur0 3) 4.7610 Acres. Assmt \$745,733 Map 098 Grid B3 Par 055 Lib 40618 Fl 376 and assessed to Camp Springs Allentown LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 22-17021 The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty 6101 Allentown Road, Camp Springs, MD 20746 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS Near Reds Corn Er (.2440a Dfr St Md 96) (lacper Sur0 3) 4.7610 Acres. Assmt \$745,733 Map 098 Grid B3 Par 055 Lib 40618 Fl 376 and assessed to Camp Springs Allentown LLC.

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

essary for redemption have not been paid. It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of Au-gust, 2022, and redeem the property 6101 Allentown Road, Camp Springs, MD 20746 and answer the complaint or thereafter a final judge complaint or thereafter a final judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

ALL THAT LOT OF LAND AND IMPS Pt Lot 29 76.444.0000 Sq. Ft. & Imps. Brandywine Heights Lot 29 Assmt \$450,500 Lib 37203 Fl 163 and assessed to Paradigm Contracting Svs LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 27th day of It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of August, 2022, and redeem the property 8501 Timothy Road, Brandywine, MD 20613 and answer the complaint or 20613 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property, and vest-ing in the Plaintiff's 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

(7-7, 7-14, 7-21)142326

LEGALS

ORDER OF PUBLICATION

James Truitt c/o James F. Truitt, Jr., PA

20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff

Levi L. Johnson

American Financial National Network/MERS, Trustee and Lender Real Estate Settlements and Escrow LLC

Ruth Ruhl, Trustee Secretary of Housing & Community

Development Secretary of Housing & Community

Development Secretary of Housing & Community

Development

3009 SAINT JOSEPHS DR

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

and Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County

known as:

15527 Brandywine Road, Brandywine, MD 20613, 11th (Eleventh) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS. 5.0000 Acres. & Imps. Assmt \$173,800 Map 156 Grid D3 Par 088 Lib 14172 Fl 024 and assessed to Lee Robert E.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: CAE 22-17016

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 15527 Brandywine Road, Brandywine, MD 20613 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS. 5.0000 Acres. & Imps. Assmt \$173,800 Map 156 Grid D3 Par 088 Lib 14172 Fl 024 and assessed to Lee Robert E.

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

It is thereupon this 27th day of June, 2022, by the Circuit Court for 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) successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of August, 2022, and redeem the property 15527 Brandywine Road, Brandy-wine, MD 20613 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's title, free and clear of all encumbrances.

MAHASIN EL AMIN

Timonium, Maryland 21093 Plaintiff

Prince George's County, Maryland

(for Maryland Annotated Code 14-

<u>142320</u>

LEGALS

Amanda N. Odorimah, Esquire Hearns Law Group, LLC 9500 Medical Center Drive Suite 474 Upper Marlboro, MD 20774 301-772-0248

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORETHA L. STANCIL

Notice is given that LeKeith Stancil, whose address is 15002 Plum Tree Way, Bowie, MD 20721, was on May 19, 2022 appointed Personal Representative of the estate of Doretha L. Stancil, who died on May 9, 2008 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 19th 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 decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

LEKEITH STANCIL Personal Representative

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

Estate No. 120968

(6-30,7-7,7-14)

142305

True Copy—Test: Mahasin El Amin, Clerk (7-7,7-14,7-21)

142321

Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (7-7,7-14,7-21)

142323 (7-7,7-14,7-21)

LEGALS

MaryEllen Willman, Esq. 8830 Stanford Boulevard Suite 400 Columbia, Maryland 21045 410-347-8720

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD EARL MILTON

Notice is given that Valencia M. Jones, whose address is 915 Butter-nut Street NW, Washington, D.C. 20012, was on June 9, 2022 appointed Personal Representative of the estate of Edward Earl Milton who died on Lanuary 26 2022 with a will 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 9th day of De-cember, 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.

VALENCIA M. JONES Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729			
UPPER MARLBORO, MD 20773-1729			
Estate No. 125453			
42242 (6-23,6-30,7-7)			

Julia Anderson Reinhart Anderson Reinhart Law, LLC 92 Franklin Street Annapolis, MD 21401 410-268-5035

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES ALVIN RAUCH

Notice is given that Anna G. Rauch, whose address is 2610 Ritchie Marlboro Road, Upper Marlboro, MD 20774, was on June 21, 2022 appointed Personal Representative of the estate of James Alvin Rauch, who died on March 19, 2022 with a will.

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

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

ANNA G. RAUCH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125549 142299 (6-30,7-7,7-14)

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

True Copy—Test: Mahasin El Amin, Clerk

142324 (7-7,7-14,7-21)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NITA SUE SMALLS

was on June 16, 2022 appointed Per-sonal Representative of the estate of Nita Sue Smalls, who died on January 6, 2022 with a will.

by contacting the personal represen-tative or the attorney.

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of December, 2022.

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:

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

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

CRYSTAL SMALLS-GONZALEZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PO Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125450 142298 (6-30,7-7,7-14)

Clerk of the Cir	MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland	
True Copy—Test: Mahasin El Amin, Clerk		
142325	(7-7,7-14,7-21)	

LEGALS

ORDER OF PUBLICATION

v.

James Truitt c/o James F. Truitt, Jr., PA 20 East Timonium Road, Suite 100 20 East Timonium, Naryland 21093 Plaintiff

Paradigm Contracting Svs, LLC Lynk Investments, LLC Allan P. Feigelson, Substitute Trustee LH-NP-ABS Income Owner Trust (Cayman) LLC Keith M. Yacko, Substitute Trustee David Charles Bassler, Trustee **Bassler Family Trust**

8501 TIMOTHY RD

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8501 Timothy Road, Brandywine, MD 20613, 11th (Eleventh) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS Pt Lot 29 76.444.0000 Sq. Ft. & Imps. Brandywine Heights Lot 29 Assmt \$450,500 Lib 37203 Fl 163 and assessed to Paradigm Contracting Svs LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 22-17051

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8501 Timothy Road, Brandy-wine, MD 20613 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

3009 Saint Josephs Drive, Upper Marlboro, MD 20774, 13th (Thirteenth) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS. Plat 1 1,875.0000 Sq. Ft. & Imps. Spring-dale Estates Lot 5 Blk A Assmt \$303,033 Lib 41633 Fl 389 and assessed to Johnson Levi L.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: CAE 22-17014

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 3009 Saint Josephs Drive, Upper Marlboro, MD 20774 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

ALL THAT LOT OF LAND AND IMPS. Plat 1 1,875.0000 Sq. Ft. & Imps. Springdale Estates Lot 5 Blk A Assmt \$303,033 Lib 41633 Fl 389 and assessed to Johnson Levi L.

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

essary for redemption have not been paid. It is thereupon this 27th day of June, 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 general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the property to appear in this Court by the 30th day of Au-gust, 2022, and redeem the property gust, 2022, and redeem the property 3009 Saint Josephs Drive, Upper Marlboro, MD 20774 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plain-tiff's 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

142322

(7-7,7-14,7-21)



NOTICE TO UNKNOWN HEIRS

Notice is given that Crystal Smalls-Gonzalez, whose address is 590 Tim-bermill Ct, Emmitsburg, MD 21727,

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

All persons having any objection to the appointment (or to the pro-

Any person having a claim against the decedent must present the claim to the undersigned personal repre-

(1) Six months from the date of the

(2) Two months after the personal



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