# The Prince George's Post

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

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

> **5800 66TH AVENUE** RIVERDALE, MD 20737

Under a power of sale contained in a certain Deed of Trust from John E. Dotson, and Lindin L. Dotson, dated February 27, 2007 and recorded in Liber 30123, Folio 420 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on August 25, 2017, in the Land Records of Prince George's County at Liber No. 39956, Folio 347, with an original principal balance of \$189,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 AUGUST 16, 2022, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

<u>142453</u> (7-28,8-4,8-11)

Michelle D. Lee

The Law Office of Brian Gormley

10605 Concord St., Suite 420

Kensington, MD 20895

(240) 530-8018

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Melissa S. Harrod, whose address is 14005 Bramble

Lane Apt. 103, Laurel, Maryland

20708, was on July 19, 2022 appointed Personal Representative of

the estate of Melvern Leroy Harrod who died on April 20, 2022 with a

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 19th day of January, 2023.

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

(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.

MELISSA S. HARROD

Personal Representative

REGISTER OF WILLS FOR

decedent's death; or

MELVERN LEROY HARROD

IN THE ESTATE OF

tative or the attorney.

Christine Vaughan 1 North Charles Street, Suite 1101 Baltimore, MD 21202 410-385-0398

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUFUS JIMASON JR

Notice is given that Cecilia Baldwin, whose address is 150 Leeds Creek Circle, Odenton, MD 21113 and Cheryl Jimason, whose address is 2408 Killarney Terrace, Odenton, MD 21113, were on July 18, 2022 appointed Co-Personal Representa-tives of the estate of Rufus Jimason Jr, who died on November 16, 2021 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of

January, 2023. Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

CECILIA BALDWIN CHERYL JIMASON Co-Personal Representatives

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

142530

Estate No. 123247 (8-11,8-18,8-25)

Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 125766 142532 (8-11,8-18,8-25)

CERETA A. LEE

### ORDER OF PUBLICATION

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

Leslie W. Bailey III Pamela A. Bailey

Shanta M. Jackson

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

**2217 MATTHEW HENSON AVE** 

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:

2217 Matthew Henson Avenue, Landover, MD 20785, 13th (Thirteenth) Election District, described as follows: ALL THAT LOT OF LAND AND IMPS. 3,741.0000 Sq. Ft. & Imps. Palmer Park Lot 24 Blk J Assmt \$166,733 Lib 41371 Fl 576 and assessed to Bailey Leslie W III Etal.

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

Case Number: CAE 22-17074

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 2217 Matthew Henson Avenue, Landover, MD 20785 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. 3,741.0000 Sq. Ft. & Imps. Palmer Park Lot 24 Blk J Assmt \$166,733 Lib 41371 Fl 576 and assessed to Bailey Leslie W III Etal.

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

It is thereupon this 18th day of July, 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 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 20th day of September, 2022, and redeem the property 2017 Markey Harvest Appear erty 2217 Matthew Henson Avenue, Landover, MD 20785 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

142434 (7-28,8-4,8-11)

# **LEGALS**

## MECHANIC'S LIEN SALE

2017 TOYOTA CAMRY

VIN: 4T1BF1FK2HU372252

Sale to be held AUGUST 20, 2022 10:00 AM on the premises of:

**COLLISION TOWING** 

HYATTSVILLE MD 20785

(8-4,8-11)

### ORDER OF PUBLICATION SANCTUARY COVE AT ST. AN-

DREWS SOUND COMMUNITY ASSOCIATION, INC. Plaintiff.

EGAN O'BRIEN,

All Persons Unknown, Claiming Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiff's Title, or Any Cloud on Plaintiff's Title Defendants.

IN THE SUPERIOR COURT OF CAMDEN COUNTY STATE OF GEORGIA

CIVIL ACTION FILE NO. 2022CV113

NOTICE that a PETITION TO ES-TABLISH TITLE AGAINST ALL THE WORLD was filed on February 9, 2022, and an order for service by publication was issued on July 20, 2022. EGAN O'BRIEN, you are hereby summoned and required to file with the Clerk of said court and serve upon Plaintiff's attorney, whose name and address is:

Taylor H. Haley Compass Law Group, LLC 300 Main Street, Suite 301 Saint Simons Island, Georgia 31522

an answer to the complaint in this action, within 30 days of the order for publication.

This 22nd day of July, 2022.

JENNIFER MELENDEZ Camden County Superior Court Clerk, Deputy

142470 (8-4,8-11,8-18,8-25)

### **ORDER OF PUBLICATION**

Miyonna Campbell,

Plaintiff vs.

Peter Odagbodo; Prince George's County, Maryland

**LEGALS** 

All other persons having or claiming to have an interest in property described as 1406 Bettie Ct., Capitol Heights, MD 20743, and more fully described in Liber 38500 Page 00182 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$36,100.00; and Assessed to: Peter Odagbodo; Property ID: 18-3837127

Defendants

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 22-17069

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

Property described as 1406 Bettie Ct., Capitol Heights, MD 20743, and more fully described in Liber 38500 Page 00182 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$36,100.00; and Assessed to: Peter Odagbodo; Property ID: 18-3837127.

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 ex-

It is thereupon this 18th day of July, 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 August 12th, 2022, warning all persons interested in the said properties to be and appear in this Court by the 20th day of September, 2022 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk

# ORDER OF PUBLICATION

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

142435

Plaintiff

(7-28,8-4,8-11)

AURA DEVELOPMENT COM-**PANY** c/o: Gary G. Pyles Last known Resident Agent and Of-

2661 Riva Road, Suite 420 Annapolis, Maryland 21401

Vs.

FOUR THIRTY SEVEN LAND COMPANY, INC. C/o: Patrick S. Lutts, Last known Officer 4321 Livingston Avenue Dallas, Texas 75205

and

PHILIP A. GORELICK, RONALD I. HYATT, Trustees 2300 Diana Drive, Apt. 304

Hallandale Beach, Florida 33009

and

HOME FEDERAL SAVINGS BANK P.O. Box 1179 Hagerstown, Maryland 21741

RICHARD W. PHOEBUS, THOMAS B. FRAME, Trustees C/o Home Federal Savings Bank P.O. Box 1179 Hagerstown, Maryland 21741

UNKNOWN OWNER OF PROP-**ERTY** 

2.4592 Acres, Old Central Avenue, Bowie, MD 20716, Map 063, Grid A4, Parcel 0047, Account No. 07the unknown owner's heirs, de-

visees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

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

And all other persons having or claiming to have an interest in 2.4592 Acres, Old Central Avenue, Bowie, MD 20716, Account Number 07-0748517

> Defendants. In the Circuit Court for

Prince George's County, Maryland

### **LEGALS**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 2.4592 Acres, Old Central Avenue, Bowie, MD 20716, Account Number 07-0748517 and assessed to Aura Development Company, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

CASE NO.: CAE 22-17077

2.4592 Acres, Old Central Avenue, Bowie, MD 20716, District 07, Map 063, Grid A4, Parcel 0047, Acct No.: 0748517

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

a Complaint has elapsed. It is thereupon this 18th day of July, 2022, by the Circuit Court for Prince

George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 12th day of August, 2022, warning all persons interested in said property to be and appear in this Court by the 20th day of September, 2022, to redeem the property, 2.4592 Acres, Old Central Avenue, Bowie, MD 20716, Account Number 07-0748517, and answer the Complaint of or thereanswer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, WILBARGER II, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 142436 (7-28,8-4,8-11)

# LEGALS

**ORDER OF PUBLICATION** PRINCE GEORGE'S COUNTY, MARYLAND

A Body Corporate and Politic 1301 McCormick Drive, Suite 1100 Largo, MD 20774

Plaintiff

Nicholas P. H. Rocks, Trustee under 1965 Trust referenced in Deed in Liber 5327 at folio 61 and attorney in-fact for beneficiaries under said Trust - as to underlying fee title in-1934 Old Gallows Road, Suite 500 Vienna, VA 22101

Rocks Engineering Company Possible Retained Lessor Interest referenced in Deed (of Lease Assignment) recorded in Liber 2451 at folio 521 Serve: Michael R. F. Rocks, Presi-

1934 Old Gallows Road, Suite 500 Vienna, VA 22101 George F. Smith, Trustee under Deed of Assignment of lease, recorded in Liber 3704 at folio 87

Last known address:

Hyattsville/Landover, MD 20785

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

And any and all persons that have or claim to have an interest in the property situate, lying and being in the THIRTEENTH 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 fol-

### PROPERTY DESCRIPTION

All that property described as Lot numbered Forty Nine (49) in Block Lettered "H", in that subdivision delineated of record as "KENT VIL-LAGE" per plat of subdivision recorded in Plat Book WWW 35 at plat 21 among the Land Records of Prince George's County, Maryland; said property assessed as 4,134 square feet under Tax ID No.: 13-1550151; being in the Thirteenth Election District of the County; said property being one of a number of lots, land, and premises described in 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

### 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 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 necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 20th day of July, 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 receiver weeks to the control of th three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 20th day of September, 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

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

True Copy—Test: Mahasin El Amin, Clerk 142452 (7-28,8-4,8-11)

# ORDER OF PUBLICATION

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

Plaintiff,

The Estate of Sang T. Nam Jonathan W. Nam, Personal Representative 4207 Zouave Lane

Fairfax, VA 22033

The Estate of Tae S. Nam Jonathan W. Nam, Personal Representative 4207 Zouave Lane Fairfax, VA 22033,

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:

6622 Walker Mill Road Capitol Heights, MD 20743 and also known as Account Number 18-2019131, Defendants.

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

Case No. CAE 22-15580 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

6622 Walker Mill Road Capitol Heights, MD 20743 also known as

Account Number: 18-2019131 The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 18th day of July, 2022, by the Circuit 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 20th day of September, 2022 and redeem the property and answer the Complaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 142433 (7-28,8-4,8-11)

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

Rockville, MD 20852 Substitute Trustees/

Plaintiffs, EDWIN A. BENITEZ MARTHA F. BENITEZ AZUCENA D. BENITEZ

8136 Murray Hill Drive

Fort Washington, MD 20744

6003 Executive Blvd., Suite 101

### Defendant(s). In the Circuit Court for Prince George's County, Maryland

Case No. CAEF 21-12113 Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8136 Murray Hill Drive, Fort Washington, MD 20744, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 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 15th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$299,000.00.

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

142442

(7-28,8-4,8-11)

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

8401 WILLET PL. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated October 26, 2009, recorded in Liber 31122, Folio 175 and re-recorded in Liber 44038, folio 447 among the Land Records of Prince George's County, MD, with an original principal balance of \$320,708.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.). on located on Main St.), on

### AUGUST 23, 2022 AT 10:49 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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homested days and its above and recorded in the same of homested days and its applicable. 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 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 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. 201530-2)

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

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



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

(8-4,8-11,8-18)

### **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

### 203 HERRINGTON DR. **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated June 25, 2007, recorded in Liber 28291, Folio 173 among the Land Records of Prince George's County, MD, with an original principal balance of \$364,500.00, 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

### AUGUST 23, 2022 AT 10:51 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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are 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 foreelessure sale, including water foreelessure and 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

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

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



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(8-4,8-11,8-18) 142476

**LEGALS** 

**LEGALS** 

### OFFICE OF THE CITY COUNCIL



City of Seat Pleasant

Notice of Charter Amendment Resolutions. The City Council of Seat Pleasant will introduce a **Charter Amendment Resolution to Amend the City** Charter described as: Charter Amendment CA-22-05 Amendment of the following sections of the City Charter §C-301, C-401, C-309, C-310, C-604, C-617, C-619, and implementing a new section titled Term Limits.

The public hearing on the Charter Amendment Resolutions will be held on September 12, 2022, via Zoom Meeting at  $6:00~\rm p.m.$ 

 $\frac{https://us02web.zoom.us/j/83210404811?pwd=VGd3V2lPdWU4L1R}{VQzBrM0]qSUJUQT09}$ 

Please register by visiting the city's website at www.seatpleasantmd.gov

Notice Date: Monday, August 8, 2022

Submitted by City Clerk, Dashaun N. Lanham, CMC.

142547 (8-11)

# The Prince George's Post Newspaper Call 301-627-0900 301-627-6260

### **LEGALS**

### **NOTICE**

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

Substitute Trustees/

EMMANUEL D. AKPAN (DE-

CEASED) 8913 Walkerton Drive Lanham, MD 20706

Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-12990

Notice is hereby given this 25th day of July, 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 8913 Walkerton and described as 8913 Walkerton Drive, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper. inserted in some weekly newspaper printed in said County, once in each f three successive weeks before the

25th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$275,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (8-4,8-11,8-18) 142461

### **NOTICE**

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

Substitute Trustees/

JOSEPH A. CLYBURN (DE-CEASED) 16112 Manning Road West Accokeek, MD 20607

Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00487

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 16112 Manning Road West, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 August, 2022. The report states the purchase price at the Foreclosure sale to be \$238,500.00.

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

142462 (8-4,8-11,8-18)

# NOTICE

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

Substitute Trustees/

vs.

SANDRA E. YOUNGER MUHAMMED ABDUL-KARIM 6803 Mountain Lake Place Capitol Heights, MD 20743

Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14775

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6803 Mountain Lake Place, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 August, 2022.

The report states the purchase price at the Foreclosure sale to be \$236,925.79.

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

142464 (8-4,8-11,8-18)

# **NOTICE**

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

Substitute Trustees/

Plaintiffs,

MOHAMMAD O. HASHEMI SPOZMAI SARWAR 17301 Summerwood Lane

Accokeek, MD 20607 Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-14757

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17301 Summerwood Lane, Accokeek, MD 20607, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 25th day of August, 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 August, 2022.

The report states the purchase price at the Foreclosure sale to be \$491,000.00.

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

142465 (8-4,8-11,8-18)

### **LEGALS**

### **NOTICE**

JEREMY K. FISHMAN, et al. Substitute Trustees

SERGIO CORTEZ 7127 VARNUM STREET HYATTSVILLE, MD 20784

Defendant

### In the Circuit Court for Prince George's County, Maryland Civil Action No. CAEF 22-00449

Notice is hereby given this 25th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7127 VARNUM STREET, HYATTSVILLE, MD 20784, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 25th day of August, 2022, next, provided a copy of this NO-TICE be inserted in some newspaper published in said County once in each of three successive weeks before the 25th day of August, 2022,

The Report of Sale states the amount of the sale to be Two Hundred Sixty Eight Thousand One Hundred Twenty Nine Dollars and Fifty Eight Cents (\$268,129.58).

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

142460 (8-4,8-11,8-18)

### **NOTICE**

# Edward S. Cohn

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

Clara H. Devaughn 15777 Easthaven Court #302 Bowie, MD 20716

Defendant

Plaintiffs

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12129

Notice is hereby given this 20th day of July, 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 22nd day of August, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00. The property sold herein is known as 15777 Easthaven Court #302, Bowie, MD

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

(8-4,8-11,8-18)

142467

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

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

### 15105 NORTH BERWICK LANE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Victoria Elaine Lowery, dated June 27, 2013 and recorded in Liber 35104, Folio 168 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$370,083.00, and an original interest rate of 2.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince County of County, 14735 Main St. Unper Marlbora MD 20772 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 AUGUST 23, 2022, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

**LEGALS** 

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

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

### 13001 FOREST DRIVE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Larry Goodwyn, dated May 23, 2019 and recorded in Liber 42163, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$720,000.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 23, 2022, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$71,000.00 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 ne Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss

or damage to the property from the date of sale forward. TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loop with the loop carrier in the diagram. 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, Inc 912 E. 25th Street, Baltimore MD 21218 410-366-5555 www.melnicknewell.com

<u>142471</u> (8-4,8-11,8-18) 142472 (8-4,8-11,8-18)

### **LEGALS**

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

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

### 3729 EDMOND WAY **BOWIE, MD 20716**

Under a power of sale contained in a certain Deed of Trust from Kenneth E. Hall, dated July 26, 2006 and recorded in Liber 25926, Folio 323 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,600.00, and an original interest rate of 5.875%, 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 AUGUST 16. 2022. AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

<u>142454</u> (7-28,8-4,8-11)

**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.

1649 TULIP AVENUE FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from

Gary A. Seegers ÅKA Gary A. Seegars, dated September 28, 1998, and

recorded in Liber 12528 at folio 186 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front

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

AUGUST 23, 2022,

AT 9:31 AM

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

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

restrictions, easements, encumbrances and agreements of record affecting

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

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

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

### **LEGALS**

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF **EUGENE TOUSSANT BROADWAY SR**

Notice is given that Gaye E Broadway, whose address is 4806 Faith Crossing Court, Temple Hills, Mary-land 20748, was on July 21, 2022 appointed Personal Representative of the estate of Eugene Toussant Broad-way Sr who died on June 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 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 21st day of January, 2023.

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

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

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

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

GAYE E BROADWAY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 125758 142445 (7-28,8-4,8-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAMIE JONES AKA: MÁMIE LOUISE JONES

Notice is given that Charles L. Jones, whose address is 5403 Pizarro Court, Clinton, MD 20735, was on July 15, 2022 appointed Personal Representative of the estate of Mamie Jones who died on January

26, 2022 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 15th day of January, 2023.

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

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

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

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

CHARLES L. 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. 125732

142448 (7-28,8-4,8-11)

## **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

CARMEN NICKOLEETA CRUSO Notice is given that Nickoleeta Cruso, whose address is 6057 Majors Lane Apt. #3, Columbia, MD

21045, was on July 25, 2022 appointed Personal Representative of the estate of Carmen Nickoleeta Cruso, who died on May 4, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2023.

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.

> NICKOLEETA CRUSO Personal Representative

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

142484

Estate No. 125424

(8-4,8-11,8-18) 142485

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS FAGBEMI

Notice is given that Francine Fagbemi, whose address is 4713 Cashill Court, Upper Marlboro, MD 20772, was on July 25, 2022 appointed Personal Representative of the estate of Francis Fagbemi, who died on June 7, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of

January, 2023.

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

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

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

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

> FRANCINE FAGBEMI Personal Representative

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

Estate No. 125637

(8-4,8-11,8-18)

142459

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10.05% 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-608061

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

(8-4,8-11,8-18)

### **NOTICE**

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

Substitute Trustees/

MARIA ROSE REID GLEN ROY REID 7201 Glen Pine Street Glenn Dale, MD 20769

Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-37220

Notice is hereby given this 18th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7201 Glen Pine Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 19th day of August, 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 19th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$706,000.00.

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

(7-21,7-28,8-4)142426

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JULIET H COATES

Notice is given that Delrita T Coates, whose address is 6002 37th Ave, Hyattsville, MD 20782, was on July 19, 2022 appointed Personal Representative of the estate of Juliet H Coates, who died on July 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2023.

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

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

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

> **DELRITA COATES** Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 125836

**NOTICE** 

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 21-02691

Notice is hereby given this 1st day of August, 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 8481 Greenbelt Road, Unit T1, Greenbelt, MD

20770, made and reported by the Substitute Trustee, will be RATI-

FIED AND CONFIRMED, unless

cause to the contrary thereof be shown on or before the 1st day of

September, 2022, provided a copy of

this NOTICE be inserted in some

weekly newspaper printed in said County, once in each of three succes-

sive weeks before the 1st day of Sep-

The report states the purchase

price at the Foreclosure sale to be \$120,000.00.

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

(8-4,8-11,8-18)

True Copy—Test: Mahasin El Amin, Clerk

tember, 2022.

142506

Substitute Trustees/

Defendant(s).

CARRIE M. WARD, et al.

INDIA M. TAYLOR

Unit T1

8481 Greenbelt Road

Greenbelt, MD 20770

6003 Executive Blvd., Suite 101 Rockville, MD 20852

(8-4,8-11,8-18)

142483

### **NOTICE**

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

Substitute Trustees/

ROBERT J. DEBNAM 5639 Rock Quarry Terrace District Heights A/R/T/A Forestville, MD 20747

Defendant(s).

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-09886

Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5639 Rock Quarry Terrace, District Heights A/R/T/A Forestville, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 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 15th day of August, 2022. The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

(7-28,8-4,8-11) 142444

> William Paul Blackford, Esq. (Attornev) Blackford & Flohr, LLC 513 Benfield Road, Suite 302 Severna Park, MD 21146

### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL

REPRESENTATIVE

410-647-6677

NOTICE IS HEREBY GIVEN that the Superior court of Los Angeles county, California appointed David Andrew Fuchs, whose address is 2214 Lyric Avenue, Los Angeles, CA 90027, as the Personal Representative of the Estate of Joseph Otto Fuchs who died on December 14, 2020 domiciled in California, United States.

The Maryland resident agent for service of process is William Paul Blackford, Esq., whose address is 513 Benfield Road, Suite 302, Severna Park, MD 21146.

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

PRINCE GEORGE'S COUNTY

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

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

(2) Two months after the foreign personal representative mails or de-livers 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 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.

DAVID ANDREW FUCHS Foreign Personal Representative

**NOTICE** 

CARRIE M. WARD, et al.

2803 Nomad Court East

Bowie, MD 20716

6003 Executive Blvd., Suite 101 Rockville, MD 20852

BARBARA B. HOLMSTEDT (DE-

2803 East Nomad Court A/R/T/A

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 22-00432

Notice is hereby given this 1st day of August, 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 2803 East Nomad

Court A/R/T/A 2803 Nomad Court East, Bowie, MD 20716, 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 1st day of September, 2022, provided a copy of this NOTICE be

inserted in some weekly newspaper

printed in said County, once in each

of three successive weeks before the

The report states the purchase

price at the Foreclosure sale to be

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

(8-4.8-11.8-18)

1st day of September, 2022.

True Copy—Test: Mahasin El Amin, Clerk

\$276*.*000.00.

142507

Estate No. 125418

Substitute Trustees/

Defendant(s).

(8-4,8-11,8-18)

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

UPPER MARLBORO, MD 20773

142489

CEASED)

**LEGALS** 

### NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDMUND DANA MYERS

Notice is given that Patrice O'-Toole, whose address is 12105 Linden Lane, Bowie, MD 20715, was on July 27, 2022 appointed Personal Representative of the estate of Edmund Dana Myers, who died on June 18, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2023.

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

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

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

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

PATRICE O'TOOLE Personal Representative

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

Estate No. 125887

142487 (8-4,8-11,8-18)

> Serving Prince George's County Since 1932

## **LEGALS**

### ORDER OF PUBLICATION

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

Plaintiff

DEREK TYLER

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: 1019 Broadview

Account Number: 05 0350371 Description: 19,805.0000 Friendly Hills Lot 46 Assmt: \$71,500.00 Liber/Folio: 37503/246

Assessed To: Derek Tyler

### In the Circuit Court for Prince George's County, Maryland CAE 22-22209

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: 1019 Broadview

Account Number: 05 0350371 Description: 19,805.0000 Sq.Ft. Friendly Hills Lot 46 Assmt: \$71,500.00 Liber/Folio: 37503/246 Assessed To: Derek Tyler

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 8th day of August, 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 2nd day of September, 2022, warning all persons interested in the said properties to be and appear in this Court by the 11th day of October, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vest-ing 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 142542 (8-11,8-18,8-25)

# **LEGALS**

Kaitlyn E. DiFerdinando Lewicky, O'Connor, Hunt & Meiser 8115 Maple Lawn Blvd, Suite 175 Fulton, MD 20759 410-489-1996

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL WESLEY BURKLEY

Notice is given that Catherine Smith-Humphries, whose address is c/o Kaitlyn E. DiFerdinando, Esquire, Lewicky, O'Connor, Hunt & Meiser, 8115 Maple Lawn Blvd, Suite 175, Fulton, MD 20759, was on July 25, 2022 appointed Personal Representative of the estate of Paul Wesley Burkley, who died on March 5, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2023. Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

> CATHERINE SMITH-HUMPHRIES Personal Representative

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

Estate No. 120728

142486 (8-4,8-11,8-18)

# **NOTICE**

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

Substitute Trustees/ Plaintiffs,

JOHN J. WALLACE 10812 Knoll Court Upper Marlboro, MD 20772

# In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-07170

Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10812 Knoll Court, 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 15th day of August, 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

15th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$337,000.00.

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

142443 (7-28,8-4,8-11)

### LEGALS

# **NOTICE**

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

142480

VS.

MARCELLUS MONK 1607 Warren Avenue Landover, MD 20785

# George's County, Maryland Case No. CAEF 22-02204

Maryland, that the sale of the property mentioned in these proceedings and described as 1607 Warren Av enue, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 15th day of August, 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 15th day of August, 2022.

MAHASIN EL AMIN

Prince George's County, MD

### **LEGALS**

Martin G. Oliverio, Esquire 14300 Gallant Fox Lane, Suite 218 Bowie, MD 20715 301-383-1856

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF IEMAL HINTON SR.

Notice is given that Debra Jordan, whose address is 6001 Shepherd Lane, Lanham, MD 20706, was on July 22, 2022 appointed Personal Representative of the estate of Jemal Hinton Sr., who died on March 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of January, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following date:

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.

DEBRA JORDAN Personal Representative

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

Estate No. 124549

(8-4,8-11,8-18) 142488

# Borsoni & Cooney, LLC

Teresa M. Cooney, Esq. 2500 Wallington Way, Ste 102 Marriottsville, MD 21104 410-442-1088

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF LUCILLE MAY VENDEMIA

Notice is given that Luanne M. Smith, whose address is 6006 Kilmer Street, Hyattsville, MD 20785, was on July 28, 2022 appointed Personal Representative of the estate of Lucille May Vendemia who died on August 14, 2021 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of January, 2023.

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

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

LUANNE M. SMITH Personal Representative

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

Estate No. 125881 142492 (8-4,8-11,8-18)

# **LEGALS**

TOWN OF CHEVERLY NOTICE OF ADOPTION OF CHARTER AMENDMENT RESOLUTION **CONCERNING CHARTER SECTION C-29** (TAXES: LEVY, COLLECTION, ASSESSMENTS)

Notice is hereby given that on July 28, 2022, the Council of The Mayor and Town Council of Cheverly (the "Town") adopted Charter Amendment Resolution No. CAR-2-22. The title of the Charter Amendment Resolution, which constitutes a fair summary thereof, is as follows:

A CHARTER AMENDMENT RESOLUTION OF THE COUNCIL OF THE MAYOR AND TOWN COUNCIL OF CHEVERLY FOR THE PURPOSE OF REPEALING AND RE-ENACTING, WITH AMENDMENTS, SECTION C-29 (TAXES: LEVY, COLLECTION, ASSESSMENTS) OF ARTICLE VII (POW-ERS) OF THE CHARTER OF THE TOWN OF CHEVERLY FOR THE PURPOSE OF CLARIFYING AND CONFIRMING THAT (1) THE TAX CAP PREVIOUSLY CONTAINED IN SUCH SECTION IS NOT EFFECTIVE, AND (2) THE TOWN HAS AUTHORITY TO CREATE CLASSIFICATIONS OF PROPERTY FOR THE PURPOSE OF SETTING TAX RATES BUT PROVIDING THAT SUCH AUTHORITY SHALL BE SUBJECT TO ANY LIMITA-TIONS OF APPLICABLE LAW; MAKING CERTAIN STYLISTIC CHANGES IN, AND CORRECTING AN OUTDATED REFERENCE TO A SECTION OF THE ANNOTATED CODE OF MARYLAND IN, SUCH SECTION; PROVID-ING FOR COMPLIANCE WITH CERTAIN PROVISIONS OF THE ANNO-TATED CODE OF MARYLAND REGARDING CHARTER AMENDMENTS; PROVIDING THAT THIS TITLE CONSTITUTES A FAIR SUMMARY OF THIS CHARTER AMENDMENT RESOLUTION; AND GENERALLY RELATING TO THIS CHARTER AMENDMENT RESOLUTION.

The adopted Charter amendments shall become effective on Friday, September 16, 2022, subject to the provisions of Section 4-304(c) and (d) of the Local Government Article of the Annotated Code of Maryland regarding the right of the requisite percentage of the qualified voters of the Town to petition a charter amendment to referendum on or before Tuesday, September

A copy of the Charter Amendment Resolution is posted at the Cheverly Community Center, 6401 Forest Road, Cheverly, MD. Persons with questions may contact Town Clerk Giselle Richards at grichards@cheverlymd.gov or by calling 301-773-8360.

(8-4,8-11,8-18,8-25)

# **LEGALS**

### A SUMMARY OF HYATTSVILLE ORDINANCE 2022-03 - AU-THORIZING THE ISSUE AND SELL OF GENERAL **OBLIGATION BOND ANTICIPATION NOTES**

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 2022-03 - Authorizing the issue and sell of general obligation bond anticipation notes. The title of the Ordinance which constitutes a fair summary, is as follows:

I move that the Mayor and Council adopt Hyattsville Ordinance 2022-03 authorizing and empowering City of Hyattsville to issue and sell from time to time one or more series of (1) general obligation bonds in an aggregate principal amount NOT to exceed Eleven Million Two Hundred Fifty Thousand Dollars (\$11,250,000), and (2) general obligation bond anticipation notes in an aggregate principal amount not to exceed Eleven Million Dollars (\$11,000,000), and (3) general obligation refunding bonds provided that the aggregate principal amount of any series of refunding bonds shall not exceed one hundred thirty percent (130%) of the aggregate principal amount of the bonds refunded therefrom.

The ordinance requires the proceeds of the sale of the bonds to be used and applied for the public purpose of financing, reimbursing or refinancing costs of the project identified as 3505 Hamilton Street Public Safety Building, together with related costs; specifies the amount of the bonds and the bond anticipation notes to be allocated to the project, provides that each series of the authorized bonds, bond anticipation notes and refunding bonds may be sold at public sale or private sale; authorizes the City Council to determine or provide by resolution for various matters relating to the authorization, sale, security, issuance, delivery, payment, and redemption or repayment of and for each series of bonds; City pledges its full faith and credit and unlimited taxing power to the payment of debt service on the bonds and provides for the imposition of ad valorem taxes sufficient for such purposes. Details of any series of the bonds to be issued shall be determined or provided for by resolution of the City Council.

The Ordinance is effective on August 7, 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 2022-03-Issuance of BANs in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

(8-4,8-11)

CARRIE M. WARD, et al.

Plaintiffs

Defendant(s) In the Circuit Court for Prince

Notice is hereby given this 15th day of July, 2022, by the Circuit Court for Prince George's County,

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

True Copy—Test: Mahasin Él Amin, Clerk

Clerk, Circuit Court for

142481

142441

(7-28,8-4,8-11)

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

12122 APACHE TEARS CIR. LAUREL, MD 20708

Under a power of sale contained in a certain Deed of Trust dated December 23, 2003, recorded in Liber 19027, Folio 641 among the Land Records of Prince George's County, MD, with an original principal balance of \$144,500.00, 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

AUGUST 23, 2022 AT 10:45 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any

buildings or improvements thereon located in Prince George's County, MD and 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

Terms of Sale: A deposit of \$10,000 in the form of certified check,

cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with

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 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

including, but not limited to, determination of whether the bor-

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

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 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. 255022.1)

### **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

6711 SURRATTS RD. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 4, 2018, recorded in Liber 41124, Folio 84 among the Land Records of Prince George's County, MD, with an original principal balance of \$124,500.00, 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 MD, 20772 (Duval Wing entrance, located on Main St.), on

### AUGUST 30, 2022 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

Serving Prince George's County Since 1932

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Theresa M Caldwell, whose address is 420 High

Street #103, Petersburg, VA 23804, was on July 11, 2022 appointed Personal Representative of the estate of Audrey M Caldwell who died on December 24, 2021 with a will.

Further information can be ob-

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

by contacting the personal representative or the attorney.

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

heir objections with the Register of

Wills on or before the 11th day of January, 2023.

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

(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

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.

UPPER MARLBORO, MD 20773-1729

Estate No. 125625

(8-11,8-18,8-25)

THERESA M CALDWELL

Personal Representative

REGISTER OF WILLS FOR

Prince George's County

CERETA A. LEE

P.O. Box 1729

other delivery of the notice.

following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

**AUDREY M CALDWELL** 

www.alexcooper.com

142509 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLOS ENRIQUE BLANCO MONTANO

Notice is given that Gloria Del Carmen Duran De Blanco, whose address is 8413 Clay Drive, Fort Washington, MD 20744, was on July 29, 2022 appointed Personal Representative of the estate of Carlos Enrique Blanco Montano, who died on March 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of January, 2023.

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

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

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

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

GLORIA DEL CARMEN DURAN DE BLANCO Personal Representative

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

142529

Estate No. 125759 (8-11,8-18,8-25)

142533

### **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

3008 ALDERTON AVE. FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust dated August 31, 2010, recorded in Liber 32021, Folio 410 among the Land Records of Prince George's County, MD, with an original principal balance of \$212,143.00, 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 (Duvid Wing ontrance legated on Main St.) on MD, 20772 (Duval Wing entrance, located on Main St.), on

### AUGUST 30, 2022 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are in the Deed of Irust 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/sever ground rent and 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

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

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



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# 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 tasks, including agricultural taxes, if applicable, and any and all public and to provide the research to the outent such amounts.

any kind.

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

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**LEGALS** 

142510 (8-11,8-18,8-25)

# **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

ROSE EVANGELINE EVANS Notice is given that Kristin D Wells,

whose address is 5817 6th Street NW, Washington, DC 20011, was on July 22, 2022 appointed Personal Representative of the estate of Rose Evangeline Evans Wells who died on March 30, 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 22nd day of January, 2023.

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

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

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

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

KRISTIN D WELLS Personal Representative

142534

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

UPPER MARLBORO, MD 20773-1729 Estate No. 124964 (8-11,8-18,8-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET LOUISE HUDDLESTON

Notice is given that Frank Huddleston, whose address is 402 Brookview Drive, San Antonio, TX 78213, was on July 18, 2022 appointed Personal Representative of the estate of Margaret Louise Hud-dleston who died on November 28, 2019 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 18th day of January, 2023.

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.

FRANK HUDDLESTON Personal Representative

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

Estate No. 121751 142535 (8-11,8-18,8-25)

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

142473

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL K WILLIAMS

Notice is given that Quintin M Williams, whose address is 3509 Sunflower Place, Bowie, Maryland 20721, was on July 29, 2022 appointed Personal Representative of the estate of Michael K Williams who died on June 1, 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 29th day of January, 2023.

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

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

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

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

QUINTIN M 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. 125898 142536 (8-11,8-18,8-25)

### **ORDER OF PUBLICATION BY POSTING**

JOSE ADRIAN RIVAS,

Plaintiff,

Defendant

(8-4,8-11,8-18)

LUCILA DEL CARMEN DEL CID **VEGA** 

In the Circuit Court for Prince George's County, Maryland Case No. CAD22-16775

ORDERED, ON THIS 8TH day of AUGUST 2022, by the Circuit Court for Prince George's County MD: That the Defendant, LUCILA DEL CARMEN DEL CID VEGA, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separa-tion, and stating that the Defen-dant's last known address is 1 Playa Tamarindo, La Union, El Salvador,

and therefore it is; ORDERED, that the Plaintiff may serve process to the Defendant, LU-CILA DEL CARMEN DEL CID VEGA, in accordance with Maryland Rule 2-121(c) as follows:

By publishing in a publication of general circulation and a copy of the Summons and Complaint shall be mailed to the defendant's last known address; and it is further

known address; and it is further ORDERED, said posting to be completed by the 7th day of September, 2022, and it is further; ORDERED that the DEFENDANT, LUCILA DEL CARMEN DEL CID VEGA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7TH

FENSE ON OR BEFORE THE 7TH DAY OF OCTOBER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

True Copy—Test: Mahasin Él Amin, Clerk 142546 (8-11,8-18,8-25)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

7002 40TH AVENUE **HYATTSVILLE, MD 20782** 

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Lillian Davis, dated September 21, 2006 and recorded in Liber 26072, Folio 009 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$375,000.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 AUGUST 30, 2022, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by 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 money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co, Inc 912 E. 25th Street, Baltimore MD 21218 55 www.melnicknewell.com

(8-11,8-18,8-25)

### Proudly Serving Prince George's County Since 1932

### **LEGALS**

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

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

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

You must reclaim these vehicles by: 08/22/2022

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

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

2009	BMW	528I			WBANU53519C121742
2004	CHEVROLE	T IMPALA			2G1WF52E649110957
2012	JEEP	COMPASS	MD	T0845014	1C4NJDCB2CD662117
2005	HONDA	CIVIC	VA	UNR2156	2HGES26725H537666
2007	HYUNDAI	ELANTRA			KMHDU46D57U253157

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

1995	CHEVROLE	T G-SERIES	1GCEG25K5SF102370		
2007	TRAILER	G-TRAILER			5NDFW53377S000456
2008	NISSAN	PATHFINDER	DC	FA7733	5N1AR18B68C609119
2008	BUICK	LACROSSE	MD	7ED3067	2G4WC582681132180
2014	FREIGHTLINER CASCADIA				3AKJGLDV4ESFP0483

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

2003	MERCEDES-E	BENZ M-CLASS	MD	636M132	4JGAB75EX3A382138
2006	HONDA	CIVIC	MD	1DH1079	1HGFA16546L016906
2001	ACURA	TL	MD	3ES1388	19UUA566X1A021829
2006	FORD	FUSION	DE	XD288487	3FAFP07196R135898
2016	DODDGE	JOURNEY			3C4PDCABXGT245423
2014	CHEVROLE	T IMPALA			2G1155S37E9182473
2018	ZHEN	ZN50QT			L5YACBPZ4J1129973
2007	LINCOLN	MKZ	TX	38571B8	3LNHM28TX7R611628

(8-11)

142541

142540

### **LEGALS**

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9100 CARENDON COURT **UPPER MARLBORO, MD 20772** 

Under a power of sale contained in a certain Deed of Trust from Jamerson R Davis, dated February 17, 2017 and recorded in Liber 39445, Folio 271 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$278,855.00, and an original interest rate of 3.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 AUGUST 30, 2022, AT 11:30 AM

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

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

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

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

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

142513 (8-11,8-18,8-25)

### **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: 08/22/2022

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

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

2008	CHRYSLER	ASPEN	MD	1BC6623	1A8HW58208F119043
2009	TOYOTA	CAMRY	MD	8CC9809	4T1BE46K59U386104
2010	VOLKSWAGE	EN PASSAT	DC	GA5024	WVWMP7AN7AE548579
2006	VOLKSWAGE	EN TOURAAREG	MD	7DC2237	WVGZM77LX6D000542
1994	MERCURY	SABLE	MD	7EA5624	1MELM50U2RA656451
2015	NISSAN	ALTIMA	MD	7CT9212	1N4AL3AP7FC195732
1995	HONDA	CIVIC	DC	FN6030	1HGEJ1125SL054096

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

2009 VOLVO C30 DC GE0657 YV1MK672092144939 2011 CHEVROLET TRAVERSE VA UDC7424 1GNKRGED2BJ195316

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

2011	JEEP	COMPASS	VA	UMC1385	1J4NT1FA1BD241459
1999	MERCEDES	BENZ M-CLASS	VA	ULL8272	4JGAB54E5XA140756
2003	FORD	EXPLORER	MD	050M381	1FMZU62K63ZA55562
1999	ACURA	TL	VA	VXR5791	19UUA564XXA019070
2004	PONTIAC	GRAND PRIX	MD	3CYJ08	2G2WP522541339630
1997	GMC	SAVANNA VAN	VA	ZBS5433	1GTGG25R6V1048732

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

2014 DODGE VA UDF3643 JN1DV6AR4BM653285 CHARGER

### **LEGALS**

### NOTICE OF JOINT PUBLIC HEARING THE PRINCE GEORGE'S COUNTY COUNCIL,

SITTING AS THE DISTRICT COUNCIL,

AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

### The Proposed Bowie-Mitchellville and Vicinity **Sectional Map Amendment** (CR-089-2022)

To view the Council Resolution (CR-089-2022) initiating the proposed Sectional Map Amendment, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/ Legislation.aspx

PUBLIC HEARING DATE/TIME: Tuesday, September 27, 2022, at 5:00 p.m.

PUBLIC HEARING LOCATION: Virtual and In-Person Meeting View using the link provided at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to provide public comment concerning the Proposed Bowie-Mitchellville and Vicinity

Sectional Map Amendment.

HOW TO PARTICIPATE: Virtual and In-Person Public Hearing / Remote Participation

> 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. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing\*

The proposed sectional map amendment can be viewed online at www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master-

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. 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. Written comments may be submitted through the close of business on Tuesday, October 4, 2022, when the record of public hearing testimony will close.

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

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

If you intend to provide testimony at the Virtual Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, please read carefully the affidavit requirements explained in this notice.

If you intend to provide in-person testimony at the Joint Public Hearing on the Bowie-Mitchellville and Vicinity SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone **classification of your property**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or August 26, 2022. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

individuals: http://ethics.maryland.gov/wp-content/uploads/ filebase/local-gov/local-gov-forms/PGNO1.pdf

For entities: http://ethics.maryland.gov/wp-content/uploads/filebase/localgov/local-gov-forms/PGNO2.pdf

For agents: http://ethics.maryland.gov/wp-content/uploads/filebase/ local-gov/local-gov-forms/PGNO3.pdf

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such commu-

nication within five (5) days after the communication was made or received.

Ex Parte forms are also available for download on the Maryland State Ethics

Commission website at: https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/

local-gov-forms/PGNO4.pdf

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

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

ATTEST: Donna J. Brown Clerk of the County Council

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

ATTEST: Gavin Cohen Secretary-Treasurer

(8-11)

142537 (8-11)

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PRINCE GEORGE'S COUNTY **GOVERNMENT** 

### **Board of License Commissioners**

(Liquor Control Board)

**REGULAR SESSION** 

SPECIAL SUNDAY OFF SALES REQUEST

### AUGUST 17, 2022

1. t/a Hyattsville Spirits & Grill, Class B+, Beer, Wine and Liquor, Liquor Hut, LLC, 5350 Queens Chapel Road, Hyattsville, 20782 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

2. t/a Bell's Drive In Liquors, Class A, Beer, Wine and Liquor, OHMKAR, LLC, 5901 Central Avenue, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.

3. t/a C.D. Liquors, Class A, Beer, Wine and Liquor, A & K Modi, LLC, 4945 Marlboro Pike, Capitol Heights, 20743 - Request for a Special Sunday Sales Permit.

4. t/a Manokeek Liquors, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, 20607 - Request for a Special Sunday Sales Permit.

5. t/a La Licoreria Wine and Liquor, Class A, Beer, Wine and Liquor, United Wine and Spirits, LLC, 8038 New Hampshire Avenue, Langley Park, 20783 – Request for a Special Sunday Sales Permit.

6. t/a Brothers Liquors, Class A, Beer, Wine and Liquor, 2 Brothers, Inc., 12788 B Old Forte Road, Fort Washington, 20744 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Es-

7. t/a Seitz Liquors, Class A, Beer, Wine and Liquor, Billu, Inc., 6223 Livingston Road, Oxon Hill, 20745 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.

8. t/a North South Liquor, Class A, Beer, Wine and Liquor, SDAS, LLC, 8861 Greenbelt Road, Greenbelt, 20770 – Request for a Special Sunday Sales Permit.

9. t/a Cox's Liquors, Class A, Beer, Wine and Liquor, Multi-Bil II, Inc., 7200 Martin Luther King, Jr. Highway, Landover, 20785 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

10. t/a Chillum Wine & Spirits, Class A, Beer, Wine and Liquor, Burke Liquors Limited Liability Company, 5813 Eastern Avenue, Hyattsville, 20781 - Request for a Special Sunday Sales Permit.

t/a Crown Liquors, Class Beer, Wine and Liquor, Stella and J, Inc., 6579 Ager Road, Hyattsville, 20782 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Es-

12. **t/a 201 Drive-thru Liquors**, Class A, Beer, Wine and Liquor, Hee & Ryan, Inc., 4221 Kenilworth Avenue, Bladensburg, 20710 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

13. t/a Liquor King, Class A, Beer, Wine and Liquor, SK Stores, LLC,7053 Martin Luther King Highway, Landover, 20785 - Request for a Special Sunday Sales

14. t/a J.C. Liquors, Class A, Beer, Wine and Liquor, J & C Western, Inc., 4856 Marlboro Pike, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Es-

15. t/a Avenue Liquor, Class A, Beer, Wine and Liquor, DHRUV, LLC, 3318 Walters Lane, Forestville, 20747 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Es-

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 17, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director July 6, 2022

142478 (8-4,8-11)

### **NOTICE**

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

Plaintiffs

Damon Hill 7109 Old Branch Avenue Temple Hills, MD 20748

v.

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

Defendant

Case No. CAEF 19-17341 Notice is hereby given this 21st day of July, 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 22nd day of August, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of August, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$235,050.91. The property sold herein is known as 7109 Old Branch Avenue, Temple Hills, MD

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

142468 (8-4,8-11,8-18)

### **NOTICE**

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

Dennis M. Guerrero 7902 Prince Georges Drive Fort Washington, MD 20744 Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00463

Notice is hereby given this 25th day of July, 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 25th day of August, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince County, once in each of three successive weeks before the 25th day of

August, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$276,300.00. The property sold herein is known as 7902 Prince Georges Drive, Fort Washington, MD 20744.

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

142469 (8-4,8-11,8-18)

## **NOTICE**

DARRYL L. MORGAN

Plaintiff

VS.

TRESSIE GRIER

Defendant

### In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-08531

NOTICE IS HEREBY given this 28th day of July, 2022, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4547 Kinmount Road, Lanham, MD 20706, made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the conconfirmed, unless cause to the con-trary be shown on or before the 29th

day of August, 2022, PROVIDED, a copy of this Notice be inserted in a newspaper pub-lished in said County, one in each of three (3) successive weeks before the 29th day of August, 2022. The REPORT STATES the amount

of sale to be Three Hundred Eighty-Two Thousand Dollars (\$382,000.00).

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 142479 (8-4,8-11,8-18)

### **LEGALS**

### **CITY OF GLENARDEN**

The City of Glenarden, Maryland is requesting proposal from qualified contractors for snow removal. The cost proposal is to be prepared in accordance with the provisions of the Invitation for Bid on the City website. www.cityofglenarden.org.

Proposals must be received no later than 4:00 PM on Friday, September 2, 2022 at the following address: City of Glenarden, Attn: Jordan McClung, 8600 Glenarden Parkway, Glenarden, MD. 20706. Faxed and emailed copies will not be accepted.

142511

### **LEGALS**

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF RAYMOND S PETERS

Notice is given that Peter G Barclay, whose address is 2609 Walnut Ave, Hainesport, NJ 08036, was on July 19, 2022 appointed Personal Representative of the estate of Ray-mond S Peters who died on June 1,

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2023.

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

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

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

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

PETER G BARCLAY Personal Representative

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

Estate No. 125697 142490 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES L CHASE

Notice is given that Tina M Chase Fomukong, whose address is 11445 Laurel Bowie Road, Laurel, MD 20708, was on July 21, 2022 appointed Personal Representative of the estate of James L Chase who died on July 20, 2021 with a will.

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

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

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

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

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

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

TINA M CHASE FOMUKONG Personal Representative

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

Estate No. 125711

(7-28,8-4,8-11)

# NOTICE

KEITH M. YACKO, Substitute Trustee, et al, Plaintiffs,

ROSA T. DESTRY, Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02188

ORDERED this 29th day of July, 2022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 3827 Saint Barnabas Road, Unit T-2, Suitland, MD 20746 mentioned in these proceedings, made and reported Keith M. Yacko, et. al, Substi-Trustees, be ratified and confirmed, unless cause to the con-trary thereof be shown on or before the 29th day of August, 2022, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of August, 2022, next.
The report states the amount of sale to be \$91,000.00.

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

(8-11)

142502

(8-4,8-11,8-18)

# NOTICE OF APPOINTMENT

### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES GILLIS WEBSTER** 

Notice is given that Gary William Webster, whose address is 13025 Blairmore Street, Beltsville, MD 20705, was on July 26, 2022 ap-pointed Personal Representative of the estate of James Gillis Webster who died on May 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of January, 2023.

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.

GARY WILLIAM WEBSTER Personal Representative

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

<u>142491</u>

Estate No. 125861 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA C GRANVILLE AKA: VIRGINIA CATHERINE **GRANVILLE** 

Notice is given that Laurel G Ambach, whose address is 3 Alden Lane, Chevy Chase, Maryland 20815, and Eric Granville, whose address is 6917 Greenwood Drive, Glenn Dale, Maryland 20769, were on July 20, 2022 appointed Co-Personal Representatives of the estate of Virginia C Granville who died on July 3, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of January, 2023.

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

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

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

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

LAUREL G AMBACH ERIC GRANVILLE Co-Personal Representatives

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

Estate No. 125838 (7-28,8-4,8-11) <u>142446</u>

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### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

VELMA IRENE FOX DARBY

Notice is given that Martha L Darby, whose address is 5429 Taussig Road, Bladensburg, MD 20710, was on July 27, 2022 appointed Personal Representative of the estate of Velma Irene Fox Darby who died on April 23, 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.

Any person having a claim against

the decedent must present the claim

to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992,

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

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

MARTHA L DARBY Personal Representative

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

Estate No. 120534 142493 (8-4,8-11,8-18)

### **LEGALS**

### **NOTICE**

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

Linda A. Pirrone AND

Patrick Pirrone 10009 Marlboro Pike Upper Marlboro, MD 20772

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-36546

Defendants

Notice is hereby given this 21st day of July, 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 22nd day of August, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 22nd day of

August, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$307,100.00. The property sold herein is known as 10009 Marlboro Pike, Upper Marlboro, MD 20772.

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

True Copy—Test: Mahasin El Amin, Clerk

142466 (8-4,8-11,8-18)

### **NOTICE**

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

Substitute Trustees/

JEFFREY B. RUSSELL

11813 Fairgreen Lane Upper Marlboro, MD 20772

### Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02145

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 11813 Fairgreen Lane, 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 29th day of August, 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 29th day of August, 2022.

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

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

(8-4,8-11,8-18)

142500

### NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

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

NEIL ARCH ROBERTS JR. Notice is given that Saprina Robert, whose address is 5414 Eller-bie St, Lanham Seabrook, MD 20706, was on July 26, 2022 appointed Personal Representative of the estate of Neil Arch Roberts Jr., who died on June 18, 2022 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of January, 2023.

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.

SAPRINA ROBERT Personal Representative

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

Estate No. 125816 142482 (8-4,8-11,8-18)

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

FRANCES M BLAKE Notice is given that Michael W Blake, whose address is 438 147th Court NE, Bradenton, FL 34212, was on July 5, 2022 appointed Personal Representative of the estate of Frances M Blake who died on April 30, 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.

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 5th day of January, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

All persons having any objection

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

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

two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills. MICHAEL W BLAKE

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

142449

UPPER MARLBORO, MD 20773-1729 Estate No. 125472

### (7-28,8-4,8-11) **NOTICE**

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

> Substitute Trustees/ Plaintiffs,

CYNTHIA R. FULLEN 2003 Upshire Court Bowie, MD 20721 Defendant(s).

### In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-00506

Notice is hereby given this 27th day of July, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2003 Upshire Court, Bowie, MD 20721, made and reported by the Substitute Trustee, will be KATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 29th day of August, 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 29th day of August, 2022.

The report states the purchase price at the Foreclosure sale to be \$305,000.00.

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

142501

(8-4,8-11,8-18)

# The Prince George's Post Newspaper

\* \* \* \* \*

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PRINCE GEORGE'S COUNTY

GOVERNMENT

BOARD OF LICENSE

**COMMISSIONERS** 

**NOTICE OF** 

**PUBLIC HEARING** 

Applications for the following al-

coholic beverage licenses will be ac-

cepted by the Board of License Commissioners for Prince George's

County on September 15, 2022 and

will be heard on November 15, 2022.

Class B, Beer and Wine – 17 BW 28, 17 BW 29, 17 BW 30

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor

License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine;

Class B, RD, Liquor License, all

Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, September 7,

2022 at 7:00 p.m. and Wednesday, September 14, 2022 at 7:00 p.m. If you would like to attend, the link to

the virtual hearing will be available

one week prior on the BOLC's website at http://bolc.mypgc.us or you

may email <u>BLC@co.pg.md.us</u> to request the link. The Board will con-

sider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

ANNIE RUTH ROYAL

Estate No.: 116190

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe

tition has been filed by THOMAS J. KOKOLIS for judicial probate of the will dated 09/17/2003 and for the

appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 26**,

This hearing may be transferred or postponed to a subsequent time.

Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

NOTICE

FURRAH DEEBA, et al.
Defendant(s)

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF 19-23662

ORDERED this 1st day of August,

2022, by the Circuit Court for PRINCE GEORGE'S County, Mary-

land, that the sale of the property at 7230 South Ora Court, Greenbelt, MD 20770 mentioned in these pro-ceedings, made and reported Keith

M. Yacko, et. al, Substitute Trustees, be ratified and confirmed, unless

cause to the contrary thereof be

shown on or before the 1st day of September, 2022, next, provided a copy of this Notice be inserted in

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

sive weeks before the 1st day of Sep-

tember, 2022, next.

The report states the amount of

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(8-11,8-18,8-25)

sale to be \$302,950.00.

True Copy—Test: Mahasin El Amin, Clerk

142515

Substitute Trustee, et al,

(8-11,8-18)

Plaintiffs,

(8-11,8-18)

Terence Sheppard

August 4, 2022

above estate:

2022 at 10:30 A.M.

REGISTER OF WILLS FOR

Phone: (301) 952-3250

KEITH M. YACKO,

Prince George's County

Director

Those licenses are:

PRINCE GEORGE'S COUNTY GOVERNMENT

# **Board of License**

**Commissioners** 

(Liquor Control Board) **REGULAR SESSION** 

AUGUST 23, 2022

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

### TRANSFER

Bryan Mitkowski, Member, for a Class A, Beer, Wine and Liquor for the use of TransformLife, LLC, t/a Astor Home Liquors, 364 Domer Avenue #11, Laurel, 20707.

### NEW- CLASS C(CLF), BEER, WINE AND LIQUOR Maps

David Barnes, Ultimate Member/Manager, David Freshwater, Ultimate Member/Manager, for a Class C(CLF), Beer, Wine and Liquor for the use of Watermark Retirement Communities, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro,

### NEW- CLASS B, BEER AND

German Escobar, President/Secretary/Treasurer, for a Class B, Beer and Wine for the use of ARE Corporation, t/a Casa Dora IV, 5705 Riverdale, Road, Riverdale, 20737.

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

Mana Shi, Managing Member, Yandan Li, Member, for a Class B Beer and Wine for the use of ONI College Park LLC, t/a Onikama Ramen Bar, 3711-A Campus Drive, College Park, 20740.

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

Teisha Mays, Member, for a Class B(BH), Beer, Wine and Liquor for the use of Greater Metropolitan Restaurant Group, LLC, t/a Mal-one's Sports Bar & Grille, 7200 Hanover Drive, Greenbelt, 20770.

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

Jose Portillo, President/Secre-Heater Treasurer, for a Class B(DD), Beer, Wine and Liquor for the use of La Caurva, LLC, t/a La Caurva Restaurant Bar and Grill, 5810 Greenbelt Road, Greenbelt, 20770.

Zheng Hai Zheng, President/Secretary / Treasurer, for a Class B, Beer, Wine and Liquor for the use of Marlow Crab, Inc., t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, 20748.

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

Miao Zheng, President, Jian Zhao Ye, Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Crafty Crab Largo, Inc., /a Crafty Crab Largo, 10560 Campus Way South, Upper Marlboro, 20774.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods IV, LLC, a The Carolina Kitchen, 15812 Crain Highway, Brandywine, 20613.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods V, LLC, t/a The Carolina Kitchen @ Hampton Park, 9009 Central Avenue, Suite A, Capitol Heights, 20743.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods II, LLC, t/a The Carolina Kitchen Bar & Grill, 6501 American Boulevard, Hyattsville, 20782.

Otis L. Lonon, CEO, for a Class B(BLX), Beer, Wine and Liquor for the use of Big City Foods VI, LLC, t/a The Carolina Sea & Soul, 10250 Martin Luther King Jr. Highway,

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, August 23, 2022. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard

142538

July 22, 2022

Bowie, 20720.

(8-11,8-18)

# The Prince George's Post

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### **LEGALS**

# DRAFT SUBSTANTIAL AMENDMENT

### TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2023 ANNUAL ACTION PLAN

**PUBLIC NOTICE** 

# HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2023 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on September 9, 2022. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, County's

www.princegeorgescountymd.gov/sites/dhcd/resources/ plansand reports/, or can be mailed upon request by contacting DHCD at 301-883-

The purpose of the Substantial Amendment to the FY 2023 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program

Proposed HOME-funded project:

Housing Initiative Partnership, Inc. ("HIP") Community Housing Development Organization (CHDO)

\$1,350,000.00 \$1,350,000.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: August 11, 2022

142543

**LEGALS** 

# (8-11)

### **ORDER OF PUBLICATION BY POSTING**

CONNIE PADGETT,

Plaintiff,

Defendant

AMARA LEE

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

Case No. CAD22-11312 ORDERED, ON THIS 4th day of

AUGUST 2022, by the Circuit Court for Prince George's County MD: That the Defendant, AMARA LEE, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 4904 Talbot Ave, Beltsville, MD 20705,

and therefore it is;
ORDERED, that the Plaintiff may serve process to the Defendant,
AMARA LEE, in accordance with

Maryland Rule 2-122 as follows: By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court and by mailing, by regular mail, to the 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

FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 3RD DAY OF OCTOBER, 2022, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk (8-11,8-18,8-25) 142514

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY MAE JOHNSON

Notice is given that Phillip Wesley Marshall, whose address is 11923 Beltsville Drive, Beltsville, MD 20705, was on July 18, 2022 appointed Personal Representative of the estate of Shirley Mae Johnson, who died on January 30, 2021 with-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2023.

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

PHILLIP WESLEY MARSHALL Personal Representative

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

Estate No. 119569

142525 (8-11,8-18,8-25)

# IT PAYS TO ADVERTISE!

# The Prince George's Post



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### **LEGALS**

### **PUBLIC NOTICE** DRAFT SUBSTANTIAL AMENDMENT

TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR

### HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 15 days. The public comment period will end on August 25, 2022. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, County's

www.princegeorgescountymd.gov/sites/dhcd/resources/ plansand reports/, or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of the Substantial Amendment to the FY 2022 Annual Action Plan is to include the HOME Investment Partnerships ("HOME") Program American Rescue Plan ("ARP"), Allocation Plan.

Under the terms of the American Rescue Plan, enacted March 11, 2021, which attempts to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses, Congress designated funding to the HOME Investment Partnerships ("HOME") Program, allocated through the U.S. Department of Housing and Urban Development ("HUD"). Through the American Rescue Plan funding appropriation to the HOME Investment Partnerships ("HOME") Program, Congress sought to address activities that primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations, specifically with activities including the development and support of affordable housing, tenant-based rental assistance ("TBRA"), provision of supportive services, and acquisition and development of non-congregate shelter units.

Prince George's County is qualified as an urban county to receive entitlement HOME Investment Partnerships ("HOME") Program American Rescue Plan ("HOME-ARP") Program funds in the estimated amount of seven million, five hundred ninety two thousand, eighty five dollars (\$7,592,085) to provide homelessness assistance and supportive services. As such, the County must develop and submit a HOME-ARP allocation plan describing how it intends to distribute HOME-ARP funds.

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: August 11, 2022

142544 (8-11)

### **LEGALS**

### **PUBLIC NOTICE**

DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN **FOR** 

HOUSING AND COMMUNITY DEVELOPMENT The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2022 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The

public comment period will end on September 9, 2022. A copy of the An-

nual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland County's www.princegeorgescountymd.gov/sites/dhcd/resources/ plansandreports/, or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-

The purpose of these Substantial Amendments to the FY 2022 Annual Action

I. To include new Community Development Block Grant ("CDBG") Program activities for Program Year (PY) 47R2.

Proposed CDBG - funded projects:

 Affordable Housing \$ 35,000.00 • Public Facilities & Infrastructure \$ 580,600.00

II. DHCD seeks to submit an application to the U.S. Department of Housing and Urban Development ("HUD") for an up to twenty five million dollars (\$25,000,000) loan pool pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, to help bridge financing gaps and enable borrowers to proceed with their respective transactions; create and retain jobs and expand the existing tax base. In addition, the Section 108 Loan Pool provides a valuable source of financing to support larger scale acquisition, economic and mixed-use development, infrastructure and public facilities and preservation of quality affordable housing.

\$ 615,600.00

The Section 108 Loan Pool will be available to prospective borrowers county-wide and provides a ready source of long-term, fixed rate and reasonable priced financing that is not available conventionally. Further, the proceeds of the Section 108 Loan Pool borrowed by the County that is guaranteed under Section 108 will be used for housing rehabilitation, acquisition of real property, economic development. infrastructure and public facilities, eligible activities under the Housing and Community Development Act of 1974, as amended.

DHCD seeks the public comments on the proposed CDBG activities, as well as the proposed Section 108 Loan Pool Application. Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

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

By Authority of: Áspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: August 11, 2022

142545 (8-11)

ROBERT M BURKE 300 Charles Street PO Box 2283 La Plata, MD 20646 240-349-2768

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CYRIL J CARROLL

Notice is given that Deborah C Stanley, whose address is 717 Barrington Drive, Waldorf, MD 20602, was on July 28, 2022 appointed personal representative of the small estate of Cyril J Carroll who died on April 18, 2022 with a will.

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

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

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

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

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

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

DEBORAH C STANLEY Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 125854 142516 (8-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF THEODOSIA L ALLEN

Notice is given that Theodosia Allen, whose address is 14900 Jensford Court, Bowie, MD 20721, was on July 29, 2022 appointed personal representative of the small estate of Theodosia L Allen who died on July 1, 2022 with a will.

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

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

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

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

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

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

THEODOSIA ALLEN Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 125977 142517 (8-11) Jose L. Espejo, Esq. McMillan Metro, P.C. 7811 Montrose Road, Suite 400 Potomac, Maryland 20854

301-251-1180

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK R. TAYLOR

Notice is given that Phillip D. Taylor, whose address is 700 Gleneagles Drive, Fort Washington, MD 20744, was on June 23, 2022 appointed Personal Representative of the estate of Frank R. Taylor, who died on February 7, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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 undersigned, on or before the earlier of the following dates:

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

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

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

> PHILLIP D. TAYLOR Personal Representative

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

Estate No. 124932 142524 (8-11,8-18,8-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM ARTHUR SMITH JR

Notice is given that Wanda Coley Smith, whose address is 900 Corey Court, Bowie, MD 20721, was on August 1, 2022 appointed personal representative of the small estate of William Arthur Smith Jr who died on May 9, 2022 with a will.

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

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

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

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

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

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

WANDA COLEY SMITH Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 126003

142518 (8-11)

### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILLIARD CHARNER AKA: HILLIARD D CHARNER

Notice is given that Ivan Charner, whose address is 8406 Cedar Street, Silver Spring, MD 20910, was on August 4, 2022 appointed personal representative of the small estate of Hilliard Charner who died on July 3, 2022 with a will.

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

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

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

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

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

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

IVAN CHARNER Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 125964

142519 (8-11)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Elsie M Hubbard-Whitfield, whose address is

1400 Whistling Duck Drive, Upper Marlboro, MD 20774 was on July 12,

2022 appointed personal represen-

tative of the small estate of Ramon

Whitfield, who died on June 22,

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 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

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

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

(2) Thirty days after the personal representative mails or otherwise de-

livers to the creditor a copy of this published notice or other written no-

colors with the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliv-

Any claim not served or filed

ELSIE M HUBBARD-WHITFIELD

within that time, or any extension provided by law, is unenforceable

Personal Representative

Upper Marlboro, MD 20773-1729

Estate No. 125785

(8-11)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

P.O. Box 1729

142520

of the following dates:

ery of the notice.

IN THE ESTATE OF RAMON G WHITFIELD

2022 without a will.

# SMALL ESTATE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALAN POHLAND

Notice is given that Robert Pohland, whose address is 2502 Country Oak Ct, Odenton, MD 21113 was on August 2, 2022 appointed personal representative of the small estate of Alan Pohland, who died on October 25, 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 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.

ROBERT POHLAND Personal Representative

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

Estate No. 123431 142521 (8-11)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Demetrius Lewis, whose address is 3103 New

Church Court, Annapolis, MD 21403, was on May 6, 2022 appointed Personal Representative of

the estate of Deborah Ann Lewis,

who died on March 8, 2022 without

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 6th day of No-

Any person having a claim against

the decedent must present the claim to the undersigned personal representative or file it with the Register

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

(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

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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 124652

(8-11,8-18,8-25)

other delivery of the notice.

**DEMETRIUS LEWIS** 

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

142527

vember, 2022.

the following dates:

decedent's death; or

IN THE ESTATE OF

**DEBORAH ANN LEWIS** 

**LEGALS** 

**LEGALS** 

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRIAN ALEXANDER SIMMONS

Notice is given that Desja Smith, whose address is 3411 Kidder Road, Clinton, MD 20735, was on July 28, 2022 appointed Personal Representative of the estate of Brian Alexander Simmons, who died on July 24, 2021 without a will.

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

All persons having any objection

An persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of January, 2023.

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

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

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

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

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

> DESJA SMITH Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 125018 142526 (8-11,8-18,8-25)

# NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

GEORGIA SIMONE SWINTON

Notice is given that Dyamond Carroll, whose address is 8040 Ashford Blvd, Laurel, MD 20707, was on June 17, 2022 appointed Personal Representative of the estate of Georgia Simone Swinton, who died on April 10, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th 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 undersigned, on or before the earlier of the following dates:

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

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

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

DYAMOND CARROLL Personal Representative

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

Estate No. 125374

(8-11,8-18,8-25)

### **LEGALS**

142528

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 RICHARD LEWIS SLAUGHTER

Notice is given that Thomas J. Kokolis, Esquire whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850 was on July 13, 2022 appointed personal representative of the small estate of Richard Lewis Slaughter, who died on September 19, 2020 without a

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

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, except if the decedent 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 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.

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. 123322 22 (8-11)

142522 (8-3

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES LOUIS BADEN JR.

Notice is given that April Bradshaw, whose address is 15220 Croom Rd., Brandywine, MD 20613 and Angie Goertz, whose address is 15226 Croom Road, Brandywine, MD 20613 and James L. Baden III, whose address is 8370 Dents Lane, Charlotte Hall, MD 20622 were on June 9, 2022 appointed Co-Personal Representatives of the estate of James Louis Baden Jr., who died on April 12, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate 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 co-personal representatives or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

APRIL BRADSHAW ANGIE GOERTZ JAMES L. BADEN III Co-Personal Representatives

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

Estate No. 125136

142531 (8-11,8-18,8-25)

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

### 2810 BIRDSEYE LN. **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated June 19, 2007, recorded in Liber 28841, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$487,500.00, 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

### AUGUST 23, 2022 AT 10:47 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes if applicable, and any and all public 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 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 reconnected for 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 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 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. 353299-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com

142474 (8-4,8-11,8-18)

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

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

# 5610 GREEN LEAF ROAD CHEVERLY, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Mary Holloway AKA Mary E. Grant, dated September 14, 2007, and recorded in Liber 28734 at folio 387 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

### **AUGUST 16, 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% 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 vent settlement of the property water rept. The set of the purchaser is delayed for any reason. Tayes ground rept, 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 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 cottlement of the payment of the payment of the ground rent process and the payment of the payment settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2009-04313)

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

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

(7-28.8-4.8-11)

142431

142430

### **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

### 5012 BRAYMER AVE. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated July 20, 2011, recorded in Liber 32844, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$138,875.00, 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

### AUGUST 16, 2022 AT 10:59 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 \$12,000 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 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 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 denosit without interest. BIDDERS ARE 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. 348408-1)

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

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



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142439 (7-28,8-4,8-11)

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

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

# 5813 COOLIDGE STREET CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Hall and Kim Hall aka Kim Barnes, dated June 6, 2007, and recorded in Liber 28137 at folio 579 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, which bears the address 14735 Main Street, Upper Marlboro, Maryland

### **AUGUST 16, 2022** AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser'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>15-616410</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

**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

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

Under a power of sale contained in a certain Deed of Trust dated August 30, 2007, recorded in Liber 29347, Folio 613 among the Land Records of Prince George's County, MD, with an original principal balance of \$525,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

### AUGUST 16, 2022 AT 11:01 AM

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

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

Terms of Sale: A deposit of \$23,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with 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 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 thereafter assumed by 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 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. 344567-1) No. 344567-1)

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

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



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

# 4002 91ST AVENUE HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Hugo L. Reyes, dated June 10, 2016, and recorded in Liber 38307 at folio 411

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

### AUGUST 30, 2022 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 17-603463)

### 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

(8-11,8-18,8-25)

142508

(7-28.8-4.8-11)

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