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

SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

REAL PROPERTY

1545 POTOMAC HEIGHTS DRIVE, UNIT #251 FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Patricia Butler, dated February 21, 2017 and recorded in Liber 39273, Folio 295 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,000.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper 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 SEPTEM-BER 6, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$13,000.00 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 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 $410\text{-}366\text{-}5555 \ \underline{www.melnicknewell.com}$

142573 (8-18,8-25,9-1)

LEGALS

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

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

> **4723 RIDGELINE TERRACE, UNIT 296 BOWIE, MD 20720**

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Stacey M. Dunson, dated July 14, 2017 and recorded in Liber 39876, Folio 393, and re-recorded at Liber 44099, Folio 550 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$204,300.00, 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 SEPTEMBER 6, 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid 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 suction. In such over the defaulting purchaser shall be lightly for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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 <u>www.melnicknewell.com</u>

(8-18,8-25,9-1) 142574

LEGALS

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

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

5003 BOYDELL AVENUE OXON HILL, MD 20745

Under a power of sale contained in a certain Deed of Trust from Saint E. Gartrell, and Mary C. Gartrell, dated July 27, 2007 and recorded in Liber 28448, Folio 232 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$ 544,185.00, and an original interest rate of 2.550%, 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 court-house 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 SEPTEMBER 6, 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 \$54,000.00 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 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 $410\text{-}366\text{-}5555 \ \underline{www.melnicknewell.com}$

(8-18,8-25,9-1) 142575

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

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 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.

GLORIA DEL CARMEN DURAN DE BLANCO Personal Representative

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

Estate No. 125759 142529 (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 AUDREY M CALDWELL

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 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 11th day of

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

(1) Six months from the date of the 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.

THERESA M CALDWELL Personal Representative

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

> Estate No. 125625 (8-11,8-18,8-25)

142533

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 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.

KRISTIN D WELLS Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 124964 142534 (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 Huddle ston, 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 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.

FRANK HUDDLESTON Personal Representative

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

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

UPPER MARLBORO, MD 20773-1729

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS 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 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.

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,

LUCILA DEL CARMEN DEL CID VEGA Defendant

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 Separation, 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 ORDERED, said posting to be completed by the 7th day of Sep-

tember, 2022, and it is further; ORDERED that the DEFEN-DANT, LUCILA DEL CARMEN DEL CID VEGA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 7TH DAY OF OCTOBER, 2022, MAY RE-

SULT 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 El Amin, Clerk 142546 (8-11,8-18,8-25)

ORDER OF PUBLICATION **BY POSTING**

CONNIE PADGETT,

Plaintiff,

VS.

AMARA LEE

Defendant

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,

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 it is further

ORDERED, said posting to be completed by the 3rd day of September, 2022, and it is further;

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-FAULT.

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

Mahasin Él Amin, Clerk (8-11,8-18,8-25) 142514

NOTICE

Substitute Trustees/ Plaintiffs.

MARIAN SMITH (DECEASED)

1421 Fernhill Court District Heights, MD 20747 Defendant(s).

George's County, Maryland Case No. CAEF 22-00479

Notice is hereby given this 9th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1421 Fernhill Court, District Heights, MD 20747, 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 9th day of September, 2022, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 9th day of Septem-

The report states the purchase price at the Foreclosure sale to be \$294,650.00.

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

142558 (8-18,8-25,9-1)

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/

DAVID L. BROWN (DECEASED) 6142 Osborn Road

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07910

Notice is hereby given this 9th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6142 Osborn Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 9th day of September, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each three successive weeks before the

9th day of September, 2022. The report states the purchase price at the Foreclosure sale to be \$225.000.00.

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

142559 (8-18,8-25,9-1)

NOTICE

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

> Substitute Trustees Plaintiffs.

MERIEL C. HAREWOOD (DE-CEASED) PEARLINE HAREWOOD (DE-CEASED)

821 Ray Road Hyattsville, MD 20783 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07969

Notice is hereby given this 5th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 821 Ray Road, Hyattsville, MD 20783, made and re-ported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 5th 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 5th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$286,000.00.

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

<u>1425</u>57 (8-18,8-25,9-1)

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:

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

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

NOTICE

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

Plaintiffs

Ibrahim Adisa Moshood Defendant

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

CIVIL NO. CAEF 21-12163

ORDERED, this 4th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4717 66Th Place, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 successive weeks before the 5th day of September, 2022, next.

The report states the amount of sale to be \$279,000.00. MAHASIN EL AMIN

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

<u>142553</u> (8-18,8-25,9-1)

LEGALS

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 IN THE ESTATE OF

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

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 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, 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 other delivery of the notice.

tained from the Register of Wills.

MELISSA S. HARROD Personal Representative

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

142532 (8-11,8-18,8-25)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

CEASED) 3032 Brinklev Station Drive Temple Hills, MD 20748 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-12950

Notice is hereby given this 15th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings tion Drive, Temple Hills, MD 20748, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to once in each of three successive weeks before the 15th day of Sep-

\$216,000.00.

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

(8-18,8-25,9-1)

LEGALS

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

Defendant(s)

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

ORDERED this 5th day of August, 022, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 6705 McKeldin Drive, Suitland, MD 20746 mentioned in these proceedings, 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 5th day of September, 2022, next, provideď a copy of this Notice be inserted in some newspa-per published in said County once in each of three successive weeks before the 5th day of September, 2022, next.

The report states the amount of sale to be \$271,000.00. MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test:

Mahasin El Amin, Clerk 142556 (8-18,8-25,9-1)

ORDER OF PUBLICATION

SANCTUARY COVE AT ST. AN-DREWS SOUND COMMUNITY ASSOCIATION, INC. Plaintiff.

All Persons Unknown, Claiming

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,

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

JENNIFER MELENDEZ

Camden County Superior Court Clerk, Deputy

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

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

Further information can be ob-

tained 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 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 Regis-

ter of Wills with a copy to the

undersigned, on or before the ear-lier of the following dates:

decedent's death; or

(1) Six months from the date of the

(2) Two months after the co-per-

sonal representatives mails or other-

wise delivers to the creditor a copy

of this published notice or other

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

the creditor presents the claims

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

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

Upper Marlboro, MD 20773-1729

NOTICE

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 19-13347

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

Substitute Trustees

Rammtita X. Jones and

Estate of Calvin K. Jones

Estate No. 123247

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

Plaintiffs

CECILIA BALDWIN

CHERYL JIMASON

IN THE ESTATE OF RUFUS JIMASON JR

without a will.

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

This 22nd day of July, 2022.

for publication.

142470

whose name and address is:

EGAN O'BRIEN,

Any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Ad-MELVERN LEROY HARROD verse to Plaintiff's Title, or Any Cloud on Plaintiff's Title Defendants.

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

All persons having any objection

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-

Estate No. 125766

TRACY A. LEDBETTER (DE-

and described as 3032 Brinkley Stathe contrary thereof be shown on or before the 15th day of September, 2022, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County,

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

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

142530

NOTICE

PETER PAUL IJEZIE,

Case No. CAEF 19-26697

ORDERED, this 5th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1406 Peachwood Lane, Bowie, Maryland 20716 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th 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 successive weeks before the 5th day of September, 2022, next. The report states the amount of

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

sale to be \$300,000.00.

LEGALS

Iennifer C. McManus Ally Legal Planning 5560 Sterret Pl, Suite 310 Columbia, Maryland 21044 410-746-0113

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JORGE ANTONIO FUENTES

Notice is given that Sandra Fuentes, whose address is 11471 Ed-monston Road, Beltsville, MD 20705, was on July 18, 2022 appointed Personal Representative of the estate of Iorge Antonio Fuentes who died on January 18, 2021 with a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file

Further information can be ob-

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: (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 hereafter. Claim forms may be obtained from the Register of Wills.

SANDRA FUENTES Personal Representative

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

Estate No. 125284 142564 (8-18,8-25,9-1)

ORDER OF PUBLICATION

Plaintiff

35 Fulford Avenue, Suite 203

Bel Air, Maryland 21014

DEREK TYLER

SVITLANA WARD

and

THE STATE OF MARYLAND

and PRINCE GEORGE'S COUNTY, MARYLAND And heirs, devisees, personal repre-

interest in the property and premises situate in the County of Prince George's

sentatives, and executors, adminis-

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

known owners and any and all per-

sons having or claiming to have any

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

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 (8-11,8-18,8-25) 142542

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN LASHLEY

Notice is given that Kathryn Fialk, whose address is 13105 Meadow Hall Court, Herndon, VA 20171, was on July 07, 2022 appointed Personal Representative of the estate of Joan Lashley who died on November 18, 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 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 7th 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

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

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

KATHRYN FIALK Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 122565

(8-18,8-25,9-1)

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

142566

Substitute Trustees Plaintiffs

Estate of Alvin B. Parkins Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, **MARYLAND CIVIL NO. CAEF 21-16561**

ORDERED, this 4th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 4313 Frank Street, Suitland, Maryland 20746 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of September, 2022, next.

The report states the amount of sale to be \$246,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD

True Copy—Test: Mahasin El Amin, Clerk 142554 (8-18,8-25,9-1)

NOTICE

KEITH M. YACKO, Substitute Trustee, et al,

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, Maryland, that the sale of the property at 7230 South Ora Court, Greenbelt, MD 20770 mentioned in these proceedings, 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 successive weeks before the 1st day of September, 2022, next.

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

The report states the amount of sale to be \$302,950.00.

142515 (8-11,8-18,8-25)

The Prince George's Post

Serving Prince George's County

301.627.0900

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

ORDERED that the DEFEN-DANT, AMARA LEE, IS HEREBY WARNED THAT FAILURE TO

True Copy—Test:

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

In the Circuit Court for Prince

ber, 2022.

NOTICE CARRIE M. WARD, et al.

Landover, MD 20785

LEGALS

OFFICIAL NOTICE OF RECONVENED MEETING Woodview Village West Community Association announces the Reconvened Annual Meeting will be held Wednesday, September 14, 2022 at 7 p.m. via Zoom.

142587

(8-25)

142555

(8-18,8-25,9-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

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

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 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

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

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

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

142512

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: HERBERT STEVENSON, SR.

Estate No.: 124826

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by VIRGINIA STEVENSON for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 29**, 2022 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

142600 (8-25,9-1)

THE ORPHANS' COURT FOR

P.O. Box 1729

In The Estate Of:

Estate No.: 125866

P.O. Box 1729 Upper Marlboro, Maryland 20773

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

In The Estate Of: HERBERT STEVENSON, SR. Estate No.: 124826

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by THOMAS J. KOKOLIS for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on September 29, 2022 at 10:30 A.M.

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

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

142601

(8-25,9-1)

142596

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

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

LEGALS

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 Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of Marice County 14735 Main St., Upper Marlboro, MD 20772 [front of MD 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 laws with the laws carrier in the laws. 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 $410\text{-}366\text{-}5555\ \underline{www.melnicknewell.com}$

> > THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

WILLIAM GRIFFIN, SR.

Estate No.: 125422

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by THOMAS J.

KOKOLIS for judicial probate for

the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 29**,

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

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

ETHEL LAFAY THOMAS

Estate No.: 124981

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by THOMAS J. KOKOLIS for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 29**,

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.

(8-25,9-1)

above estate:

resentative.

2022 at 10:30 A.M.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

above estate:

resentative.

2022 at 10:30 A.M.

142599

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

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

In The Estate Of:

JAMES D. WILLIAMS

Estate No.: 118643

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 for

the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 13, 2022

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

(8-25,9-1)

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

PRINCE GEORGE'S COUNTY

MARYLAND P.O. Box 1729 P.O. Box 1729 Upper Marlboro, Maryland 20773 Upper Marlboro, Maryland 20773

above estate:

resentative.

at 10:30 A.M.

P.O. Box 1729

In The Estate Of: CARLET SPEARMAN-TAYLOR Estate No.: 125240

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

NOTICE OF

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by THOMAS J. KOKOLIS for judicial probate for the appointment of a personal rep-

resentative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 13, 2022 at 10:30 A.M.

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

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

PHONE: (301) 952-3250 142595 (8-25,9-1)

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

142597

P.O. Box 1729 Upper Marlboro, Maryland 20773 Upper Marlboro, Maryland 20773 In The Estate Of: WILLIAM HENRY BURTON VIRGINIA L. SOUTHALL

above estate:

resentative.

142598

Estate No.: 125182

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by THOMAS J. KOKOLIS for judicial probate for

the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 13, 2022

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by THOMAS J. KOKOLIS for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 13, 2022 at 10:30 A.M.

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

(8-25,9-1)

at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

142602

(8-25.9-1)

CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(8-25.9-1)

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 (POWERS) OF THE CHARTER OF THE TOWN OF CHEVERLY FOR THE PURPOSE OF CLARIFYING AND CONFIRMING THAT (1) THE TAX CAP DEPENDENT OF 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 LIMITATIONS 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; PROVIDING 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 RE-LATING 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.

142480 (8-4,8-11,8-18,8-25)

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 6, 2022

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

10:00 A.M.

Notice is hereby given that on Tuesday, September 6, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-034-2022 (DR-2) – AN ACT CONCERNING SUPPLEMENTARY **APPROPRIATIONS** for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2022 Budget.

CB-035-2022 (DR-2) – AN ACT CONCERNING SHORT-TERM RENTAL, SINGLE-FAMILY RENTAL AND MULTI-FAMILY RENTAL LICENSE FEES for the purpose of enacting new fees for second reviews and re-inspections of Short-Term Rental Licenses, Single-Family and Multi-family Rental Licenses. Specifically, this Bill creates new fees for the following licensing activity: (1) \$100.00 fee for reinspection of Short-Term and Single-Family Rental License applications; (2) \$100.00 fee for the second review of the Short-Term Rental License Single-Family and Multi-family view of the Short-Term Rental License, Single-Family, and Multi-family Rental License application; and (3) \$500.00 fee for the renewal of expired Multi-family Rental Licenses.

CB-036-2022 (DR-2) – AN ACT CONCERNING SHORT-TERM RENTAL, SINGLE-FAMILY RENTAL AND MULTI-FAMILY RENTAL LICENSE FEES for the purpose of enacting new fees for second reviews and re-inspections of Short-Term Rental Licenses, Single-Family and Multi-family Rental Licenses, and expired Multi-family Rental Licenses. Specifically, this Bill creates new fees for the following licensing activity: (1) \$100.00 fee for reinspection of Short-Term and Single-Family Rental License applications; (2) \$100.00 fee for the second review of the Short-Term Rental License, Single-Family, and Multi-family Rental License application; and (3) \$500.00 fee for the renewal of expired Multi-family Rental Licenses.

CB-052-2022 – AN ACT CONCERNING PARKING FINES AND **PENALTIES** for the purpose of increasing and adding fines and penalties for violating certain parking laws, including laws regarding standing or parking at bus stops, unregistered vehicles and trailers, expired registration stickers; reserved parking spaces, meter spaces, damaging parking meters, and public parking facilities; and authorizing immobilization and / or impoundments without prior notice to owners of vehicles with five or more unpaid traffic and or parking violations.

COUNCIL RESOLUTIONS

CR-061-2022 (DR-2) – A RESOLUTION CONCERNING DEPART-MENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT for the purpose of adopting new fees for second reviews and re-inspections of Short-Term Rental Licenses, Single-Family and Multifamily Rental Licenses, and expired Multifamily Rental Licenses. Specifically, this Resolution creates new fees for the following licensing activity: (1) \$100.00 fee for re-inspection of Short-Term and Single-Family Rental License applications; (2) \$100.00 fee for the second review of the Short-Term Rental License, Single-Family, and Multifamily Rental License applications; and (3) \$500.00 fee for the renewal of expired Multifamily Rental Licenses, with such increase to be approved by the County Council after notice and public hearing.

<u>CR-062-2022 (DR-2) – A RESOLUTION CONCERNING BUSINESS LICENSE RENEWAL LATE FEE</u> for the purpose of adopting a new late fee of \$100 to renew each expired business license.

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

under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice at the Council Hearing Room, First Floor, Wayne K. Curry Administration Building, 1301 Mc-Cormick Drive, Largo, Maryland 20774. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

Calvin S. Hawkins, II, Chair

ATTEST: Donna J. Brown Clerk of the Council

142615 (8-25,9-1)

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

12900 SWEET CHRISTINA CT.

UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated

January 30, 2019, recorded in Liber 41920, Folio 35 among the Land Records of Prince George's County, MD, with an original principal

balance of \$259,462.00, 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

SEPTEMBER 7, 2022 AT 10:32 AM

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

The property, and any improvements thereon, will be sold in an

"as is" condition and subject to conditions, restrictions and agree-

ments of record affecting the same, if any, and with no warranty of

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with

time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts

and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and 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 escrey, if required. Condominium

the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed

by the purchaser from the date of sale. Purchaser is responsible for

obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the bor-

rower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null

and void, and the Purchaser's sole remedy, in law or equity, shall be

the return of the deposit without interest. If purchaser fails to settle

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 satisfaction of the sale is devied by

not deliver one or the other, or if ratification of the sale is denied by

the Circuit Court for any reason, the Purchaser's sole remedy, at law

or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 355220-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS

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

Substitute Trustees

& ALEX COOPER

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

LEGALS

142550

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

GEORGIA SIMONE SWINTON

Notice is given that Dyamond Carroll, whose address is 8040 Ash-

ford Blvd, Laurel, MD 20707, was on

June 17, 2022 appointed Personal Representative of the estate of Geor-

gia Simone Swinton, who died on

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 17th day of

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

(1) Six months from the date of the

(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-

December, 2022.

the following dates:

decedent's death; or

Åpril 10, 2022 without a will.

IN THE ESTATE OF

auctioneers

(8-18,8-25,9-1)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that David Bala

Bangura, whose address is 6209 Roblynn Road, Laurel, MD 20707,

was on August 16, 2022 appointed Personal Representative of the estate of Hilda E Kawesa, who died on

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 16th day of

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

(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.

other delivery of the notice.

July 9, 2022 without a will.

February, 2023.

the following dates

decedent's death; or

AKA: HILDA EMILY KAWESA-

IN THE ESTATE OF HILDA E KAWESA

BANGURA

OF UPCOMING SALES

LEGALS

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

11506 Cosca Park Place, Clinton, MD 20735-4177

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, on

WEDNESDAY, SEPTEMBER 7, 2022 AT 3:00 P.M.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUM-BERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVI-SION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

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

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

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

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

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

(8-18,8-25,9-1) 142548

LEGALS

Jeffrey R. Schmieler

5405Twin Knolls Rd, Suite 5

Columbia, MD 21045

(301) 588-7717

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Connie Kay Keller, whose address is 6904 Wake Forest Drive, College Park, MD

20740, was on August 4, 2022 appointed Personal Representative of

the estate of Michael Kim Keller, who died on February 12, 2020

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 pro-bate of the decedent's will) shall file

their objections with the Register of Wills on or before the 4th 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

(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

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.

CONNIE KAY KELLER

Personal Representative

other delivery of the notice.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

without a will.

February, 2023.

the following dates:

decedent's death; or

tative or the attorney.

MICHAEL KIM KELLER

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 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. Člaim forms mav 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

142524

Estate No. 124932

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

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

142567

Estate No. 125470 (8-18,8-25,9-1)

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

2017 RITTENHOUSE ST. **HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Deed of Trust dated October 29, 2010, recorded in Liber 32153, Folio 253 among the Land Records of Prince George's County, MD, with an original principal balance of \$133,206.00, 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

SEPTEMBER 7, 2022 AT 10:30 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 \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and for private charges or assessments, to the extent such amounts. and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 352021-1)

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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,

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

by contacting the personal represen-

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

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative 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 obtained from the Register of Wills.

Personal Representative

other delivery of the notice.

DESJA SMITH

IN THE ESTATE OF

2021 without a will.

tative or the attorney.

January, 2023.

the following dates:

decedent's death; or

www.alexcooper.com

142549 (8-18,8-25,9-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

DEBORAH ANN LEWIS 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 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 6th day of No-

vember, 2022.

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

DEMETRIUS LEWIS Personal Representative

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

142527

(8-11.8-18.8-25)

UPPER MARLBORO, MD 20773-1729 Estate No. 124652 Estate No. 125018

142526

Prince George's County P.O. Box 1729

CERETA A. LEE REGISTER OF WILLS FOR

(8-11.8-18.8-25)

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

142528

other delivery of the notice.

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 125374

UPPER MARLBORO, MD 20773-1729

DAVID BALA BANGURA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Estate No. 126125

DYAMOND CARROLL Personal Representative

tained from the Register of Wills.

(8-11,8-18,8-25) 142607 (8-25.9-1.9-8)

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: 09/5/2022

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

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

2009	TOYOTA	VENZA	VA	UNL4582	4T3ZE11A49U004681
1999	HONDA	ACCORD	MD	1CB0200	1HGCG667XXA078940
1990	GMC	RALLY	VA	UKL4668	1GDEG25K3L7517906

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 301-773-7670

2005 HONDA CR-V SHSRD78545U324588 LIBERTY DC 15NC380 1I4GL48K16W251743 2006 IEEP

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

2011	CHEVROLE	T IMPALA	VA	80243N	2G1FK1EJ4B9113057
2015	NISSAN	ALTIMA	MD	7DJ6743	1N4AL3AP8FC194802
1998	CADILLAC	STS	VA	LIEX4804	1C6KY5498W/I 1933382

MCDONALD TOWING **2917 52ND AVENUE HYATTSVILLE MD 20781** 301-864-0954

2009	CHEVROLE			1G1ZG57B99F152899	
2004	MERCEDES BENZ C-CLASS		MD	T9724877	WDBRF81JX4F538265
2008	BMW	650I			WBAEA53528CV91379
2016	HONDA	ACCORD	MD	8DW4276	1HGCR2F39GA067752
2000	DODGE	DURANGO	VA	VUY5594	1B4HS28N7YF120943

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

2005	FORD	EXPLORER	VA	UFV1011	1FMDU73EX5UA09578
2014	DODGE	CHARGER	MD	40946CK	2C3CDXCTXEH275382
2022	NISSAN	ALTIMA	VA	UJK7460	1N4BL4BV3NN331977
2014	CHRYSLER	TOWN &	DC	GN1641	2C4RC1BG3ER359998
		COUNTRY			

142619 (8-25)

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: 09/18/2022

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

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

1979 FORD	SW			9A76F212951
2011 DODGE	RAM	VA	91919E	1D7RV1CT6BS565581
2017 FORD	F150			1FTEW1EG6HFC04102

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 301-773-7670

2002 ACURA VA TYW3455 19UUA56842A051329 2001 CHEVROLET SIERRA TX FGP6378 2GTEC19V711257812

ID TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747

301-967-0739

2009	FORD	EDGE			2FMDK38C39BA79182
1999	BUICK	REGAL	DC	CB2094	2G4WF5216X1540099
2006	CHEVROLET	ΓIMPALA			2G1WC581069173245
2013	INFINITI	M37	VA	UHV6865	JN1BY1AP9DM512683
1995	FORD	ECOLINE E150	VA	UBB8926	1FTEE14Y1SHA92267
2009	AUDI	Q5	VA	65146F	WA1KK78R89A020934
2020	TOYOTA	PRIUS	MD	6EJ7075	JTDKARFUXL3116460
2002	CHEVROLET	Γ VENTURE	MD	5DH9218	1GNDX03E32D163894

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

 FORD INFINITI	F-350 FX36		1FDWW37R49EA16020 JNRAS08W38X210215

142620

The Prince George's Post

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

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

4128 CANDY APPLE LN. SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust dated October 23, 2009, recorded in Liber 31114, Folio 438 among the Land Records of Prince George's County, MD, with an original principal balance of \$191,468.00, 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

SEPTEMBER 7, 2022 AT 10:34 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 2, Building 20, Phase 20, Applegate Condominium and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser 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-Trûstees 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.,



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

142551

(8-18,8-25,9-1)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VINCENT EUGENE FLOCKER

Notice is given that Jasmine N

Spulka, whose address is 807 8th Street, #103, Laurel, MD 20707, was on July 12, 2022 appointed Personal

Representative of the estate of Vin-

cent Eugene Flocker, who died on April 25, 2022 without a will.

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 12th 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

(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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

JASMINE N. SPULKA

CERETA A. LEE

P.O. Box 1729

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L JONES

Notice is given that Stephanie Berry, whose address is 335 Hillside Terrace, Landover, MD 20785, was on August 4, 2022 appointed Per-sonal Representative of the estate of Mary L Jones, who died on July 2, 2022 without a will.

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

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

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.

STEPHANIE BERRY Personal Representative

(8-25)

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

142569

Estate No. 125940

(8-18,8-25,9-1)

Estate No. 125212 142571 (8-18,8-25,9-1)

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

LEGALS

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 2002

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 UPPER MARLBORO, MD 20773-1729

> Estate No. 125136 (8-11,8-18,8-25)

Holly H Devaser 6801 Kenilworth Ave, Suite 200 Riverdale Park, MD 20737

142531

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

240-467-2201

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELMA MILLICENT RICHARDSON

Notice is given that Ianna Richardson, whose address is 7901 Powhatan Street, New Carrollton, MD 20784, was on June 7, 2022 appointed Personal Representative of the estate of Elma Millicent Richardson, 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 7th 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 ob-tained from the Register of Wills.

IANNA RICHARDSON Personal Representative

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

Estate No. 125163

142568

(8-18,8-25,9-1)

EARLY DEADLINE NOTICE FOR

ALL LEGAL NOTICES

142570

Due to the Labor Day

(September 5th) Holiday, The Prince George's Post will have early deadlines for the September 8th, 2022 edition.

Deadline for ALL LEGAL advertising will be FRIDAY SEPTEMBER 2ND, 2022 at NOON.

No exceptions.

Thank you!

Giannina Lynn, Attorney at Law 1008 Pennsylvania Avenue SE Washington, DC 20003

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(202) 544-2200

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARTHA SEPPI

Notice is given that Marilyn J. Seppi, whose address is 7006 Elkton Drive, Springfield, VA 22152, was on July 20, 2022 appointed Personal Representative of the estate of Martha Seppi who died on May 23, 2022 with a will 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 20th 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 detection. 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.

MARILYN J. SEPPI Personal Representative

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

142565 (8-18,8-25,9-1) Kuwamura Law Group, P.A.

Estate No. 125870

Diane K. Kuwamura, Esquire 11140 Rockville Pike, Suite 500 Rockville, Maryland 20850 (301) 587 2241

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN ALVA JONES**

Notice is given that Monifa Battle-Carpenter, whose address is 16811 Blue Indigo Court, Accokeek, Maryland 20607, was on June 8, 2022 appointed Personal Representative of the estate of Helen Alva Jones, who died on April 16, 2022 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 any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of December, 2022.

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

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

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

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

MONIFA BATTLE-CARPENTER Personal Representative

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

> Estate No. 125429 (8-18,8-25,9-1)

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, codified under Division II of the Land Use Article of the Maryland Code, as well as the Zoning Ordinance of Prince George's County, Maryland, codified under Subtitle 27 of the Prince George's County Code, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

The Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-002-2022)

To view the Council Resolution (CR-002-2022) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/Legislation.aspx

PUBLIC HEARING DATE/TIME: Tuesday, October 11, 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 members of the public the

opportunity to provide public comment, in support or opposition, concerning the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).

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 staff draft sector plan and proposed sectional map amendment can be viewed online at https://pgplan.org/WHQCStaffDraft, or a physical copy is available for review on site at no cost at the following locations:

- 1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD 20781 2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount
- Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722 Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD
- Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount
- Rainier, MD 20712 M-NCPPC Planning Information Services, County Administration
- Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 (by appointment only, call 240-545-8976)

The Prince George's County Council will meet in a hybrid manner - both virtually and in-person - until further notice. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comcorrespondence may be emailed clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. Written comments may be submitted through the close of business on Wednesday, October 26, 2022, when the record of public hearing testimony will close

Registration should be completed by 3:00 p.m. on the day BEFORE the hearing. 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.

The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing and/or submit a written statement on the record regarding the plan or SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George's County, set forth in Sections 5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. The completed affidavit must be received by the Clerk of the Council prior to the close of business on Friday, September 9, 2022. Additionally, in accordance with Section 2-296 of the Prince George's County Code and Maryland Annotated Code, General Provisions, Section 5-836, any communication on the matter with a member of the County Council or the County Executive must be disclosed via an ex parte disclosure form. The form must be filed within five (5) working days after the communication was made or received.

Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, September 9, 2022, may delay or prohibit consideration of your testimony by the District

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

For individuals:

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

For entities:

 $\frac{http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf}{}$

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

disclosure: https://ethics.maryland.gov/wp-

content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf

For more information on the affidavits and ex parte disclosure form, please see the Special Ethics Law Memo here: https://ethics.maryland.gov/wpcontent/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf

> 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

142579

Secretary-Treasurer

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

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 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 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. Trûstees 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



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

(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 DENVA DRUMMOND

Notice is given that Lavern Drum-

mond, whose address is 8763 Contee Road Apt 302, Laurel, MD 20708, was on August 04, 2021 appointed

personal representative of the small

estate of Denva Drummond who died on July 15, 2021 without a will.

Further information can be ob-

tained by reviewing the estate file in

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

All persons having any objection to the appointment 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 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

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

livers to the creditor a copy of this

published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-

itor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed

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

LAVERN DRUMMOND

Personal Representative

of the following dates:

decedent's death; or

ery of the notice.

CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

of this Notice.

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

142509

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELYN F BROWN**

Notice is given that Susan E Jenifer, whose address is 3211 Shekhar Court, Upper Marlboro, MD 20774, was on July 19, 2022 appointed personal representative of the small estate of Evelyn F Brown who died on May 27, 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.

SUSAN E JENIFER Personal Representative

CERETA A. LEE

142593

(8-18,8-25)

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

Estate No. 125858 (8-25)

Estate No. 121786 142605 (8-25)

UPPER MARLBORO, MD 20773-1729

LEGALS

COUNTY COUNCIL HEARINGS

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

MONDAY, AUGUST 29, 2022

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

11:00 A.M.

Notice is hereby given that on Monday, August 29, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-030-2022 (DR-2) – AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2022 Budget.

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

The Prince George's County Council will meet in a hybrid manner both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

ATTEST: Donna J. Brown

Clerk of the Council

(8-18,8-25)

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 6, 2022

VIRTUAL AND IN-PERSON MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE 10:00 A.M.

Notice is hereby given that on Tuesday, September 6, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Consideration of removal of the following individual from the Washington Suburban Sanitary Commission (WSSC):

Mr. Keith Bell

Commissioner Term Expiration: 2/28/2023

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

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice at the Council Hearing Room, First Floor, Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, Maryland 20774. To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to

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

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

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

Donna J. Brown Clerk of the Council

142618

Substitute Trustees

Shantielle Thomas

(8-25,9-1)

LEGALS

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

Plaintiffs

Defendant

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

CIVIL NO. CAEF 19-05294 ORDERED, this 17th day of Au-

gust, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6413 Cabin Branch Court, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 successive weeks before the 19th day of September, 2022, next.
The report states the amount of sale to be \$245,000.00.

MAHASIN EL AMIN

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

142613

sale to be \$275,000.00. MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk

NOTICE

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

CIVIL NO. CAEF 22-02169

ORDERED, this 17th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY,

Maryland, that the sale of the property at 4210 Danville Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified

and confirmed, unless cause to the

contrary thereof be shown on or before the 19th 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 successive weeks before the

19th day of September, 2022, next. The report states the amount of

Plaintiffs

Defendant

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

Deborah Squirewell aka Deborah R. Squirewell

Substitute Trustees

(8-25,9-1,9-8) 142614 (8-25,9-1,9-8)

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

1806 METZEROTT RD., UNIT #405 **HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2006, recorded in Liber 27646, Folio 459 among the Land Records of Prince George's County, MD, with an original principal balance of \$185,000.00, 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

SEPTEMBER 13, 2022 AT 10:33 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 405 in building No. Six (6) in a condominiun known as "Presidential Park II Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$18,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and leading the public and leading to the purchase of a second purchase to the outent such a purchase. 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 horincluding, 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 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. 62526.2) No. 62536-2)

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED N THE ESTATE OF PATRICIA S ROBINSON

142583

Notice is given that Nathaniel Robinson, whose address is 8407 Country Home Lane, Boonsboro, MD 21713, was on August 12, 2022 appointed Personal Representative of the estate of Patricia S Robinson, who died on July 18, 2022 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 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 12th day of February, 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.

NATHANIEL ROBINSON Personal Representative

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

142608

Estate No. 125999

(8-25,9-1,9-8)

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

142609

(8-25,9-1,9-8)

Estate No. 125694

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

609 HALIFAX PL. **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated October 21, 2010, recorded in Liber 32161, Folio 403 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,500.00, 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

SEPTEMBER 13, 2022 AT 10:35 AM

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

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

Terms of Sale: A deposit of \$24,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null 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 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. 224112.1) No. 334112-1)

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

142584 (8-25,9-1,9-8)

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

(8-25,9-1,9-8)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Norman Hatton, whose address is 5208 Melwood Park Ave, Upper Marlboro,

MD 20772, was on July 14, 2022 ap-

pointed Personal Representative of the estate of Mildred V Hatton, who died on December 12, 2021 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 pro-bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 14th 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

(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.

other delivery of the notice.

NORMAN HATTON

Personal Representative

January, 2023.

the following dates:

decedent's death; or

MILDRED V HATTON

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES F CHAVIS JR AKA: CHARLES FRANCIS CHAVIS JR

Notice is given that Charles F Chavis III, whose address is 6701 Sisalbed Drive, Capitol Heights, MD 20743, was on August 12, 2022 appointed personal representative of the small estate of Charles F Chavis Jr who died on May 22, 2021 without a will

without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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

of this Notice. All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the 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 cred-itor presents the claim within thirty days from the mailing or other delivery of the notice.

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

CHARLES F CHAVIS III Personal Representative

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

Estate No. 126165 142604 (8-25)

LEGALS

ORDER OF PUBLICATION

PATRICK S. LUCAS-PETERSON

HYDEYIA ALYSE CAMPBELL

Defendant In the Circuit Court for Prince George's County, Maryland Case No. CAD 22-02392

ORDERED, ON THIS 18th day of August, 2022, by the Circuit Court for Prince George's County MD: That the Defendant, HYDEYIA ALYSE CAMPBELL, is hereby notified that the Plaintiff, has filed a Complaint for Joint Custody, Visitation and Child Support and for Pendente Lite Visitation naming him/her as the defendant and stating that the Defendant's last known address is 4301 Mountain Laurel Way, Brandywine, MD 20613, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, HYDEYIA ALYSE CAMPBELL, in accordance with Maryland Rule 2-122 as follows:

By posting notice in a newspaper or publication of general circulation in County, 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 it is further; ORDERED, said posting to be completed by the 17th day of September, 2022, and it is further; ORDERED that the DEFENDANT, HYDEYIA ALYSE CAMPBELL, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 17th DAY OF OCTO-BER, 2022, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 142588 (8-25,9-1,9-8)

LEGALS

R.R. 81 - SPECIAL SUNDAY OFF-SALES PERMIT: (Section 26-903 of the Alcoholic Beverage Article)

- There is a Special Sunday Off-Sale Permit which may be issued to the holder of a Class A, Beer, Wine, Liquor license or the holder of a Class B, Beer, Wine, Liquor license with an off-sale privilege under the Alcoholic Beverages Article of the Annotated Code of Maryland, Section 26-903. The permit authorizes the holder to sell alcoholic beverages, for consumption off the licensed premises only, on Sunday between the hours of 8:00 a.m. to 12:00 midnight.
- 2. If the permit is issued to the holder of a Class B, Beer, Wine, Liquor license with an off-sale privilege under Section 26-903, the holder is no longer obligated to comply with any restaurant or food requirements. The number of permits authorized to be issued by the Board is unlimited.
- 3. The application fee for this permit is \$750, payable at the time of submission of the application.
- 4. The Board will hold a hearing to determine if a permit is to be is-
- 5. The applicant for a permit must commit, at the hearing, to reinvesting a minimum of \$50,000 in the business within one year after
- the permit is issued. 6. The Board shall waive the spending requirement for a holder of a Class B beer, wine, and liquor license with an off-sale privilege that acquired the license on or after January 1, 2016, if the holder can show through receipts that a minimum of \$50,000 was spent to rehabilitate and renovate the interior or exterior of the licensed premises within the three (3) year period immediately preceding the submission of the application.
- 7. If the Board has not waived the reinvestment requirement, the licensee must submit to the Board proof of the reinvestment within one year of issuance of the permit. The Board, if deemed necessary, may require an audit by a certified public accountant.
- 8. If the Board determines that the minimum investment has not been made it shall revoke the permit. The Board may require a hearing prior to renewal of the Sunday off-sale permit.

The Board may not issue a Special Sunday Off-Sale permit to a license holder that the Board finds to have sold liquor on Sunday without a Sunday off-sale permit.

10. The permit shall be for the same license year as the underlying license. During the renewal period, a renewal application for the Special Sunday Off Sale Permit must be submitted with the license renewal application if the licensee(s) wishes to continue with Sunday Off-sale. The deadline for submission of the permit renewal is the same as the deadline for submission of the application for renewal of the license.

11. The annual fees for this permit are as follows:

- a. The annual permit fee for the Special Sunday Off Sale Permit is: 1. \$2,590 for the holder of a Class A, Beer, Wine, Liquor license and
 - 2. \$1,080 for the holder of a Class B, Beer, Wine, Liquor license with an off-sale privilege.
- b. The permit fee is in addition to the annual alcoholic beverage license renewal fee.
- 12. The permit is issued to the license holder for the benefit of the premises. The permit cannot be transferred to a different location. The license holder may apply for a new Sunday Off-sale Permit upon effectuation of the transfer.
- 13. The holder of an alcoholic beverage license for a premises for which a Special Sunday Off Sale Permit has been issued may transfer the location of the license as permitted by law but the Special Sunday Sales Permit may not be transferred to another location.
- 14. If the license is transferred to another location, the Special Sunday Off Sale Permit must be returned to the Board to be reissued according to the Board's procedures.
- 15. The holder of a license with the benefit of a Special Sunday Off Sale Permit maintains the duties and obligations of continuing the

142616 (8-25,9-1)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5508 EMERSON STREET **HYATTSVILLE, MD 20781**

Under a power of sale contained in a certain Deed of Trust from Cynthia C. Johnson, Arthur L. Johnson and Brian Johnson, dated July 14, 2006 and recorded in Liber 26366, Folio 397, and re-recorded at Liber 43778, Folio 476 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,200.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper 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 SEPTEMBER 13, 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 set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

142591 (8-25,9-1,9-8)

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 7, 2022

1. t/a El Paraiso Bar and Grill -Erika Tellez Cardenas, President Secretary / Treasurer, for a Class B, Beer, Wine and Liquor for the use of KMB Corp., t/a El Paraiso Bar and Grill, 143 Bowie Road, Laurel, Maryland 20707. – Request for a Special Entertainment Permit.

2. Laxmi Narenda Babu Vinnakota, Member/Authorized Person, t/a LAX Wine & Spirits, 11011 Baltimore Avenue Beltsville, Maryland 20705 Class B+, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 2-315. Interaction between wholesaling entities and retailers, to wit; On Monday, December 20, 2021, at approximately 9:45am Agent Vince Allen of the Maryland Alcohol and Tobacco Commission witnessed Murray Kyle Francis from Republic National Distributing Company rotating wine bottles inside of the cooler in a licensed establishment. A wholesaler may not provide things of value, make a gift, or offer a gratuity to a retail dealer.

3. Grace Thume, President / Secretary / Treasurer, t/a El Tejano Bar and Grill, 6847 New Hampshire Avenue, Takoma Park, Maryland 20912 Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 2-315. Interaction between wholesaling entities and retailers, to wit; On Monday, December 20, 2021, at approximately 9:45am Agent Vince Allen of the Maryland Alcohol and Tobacco Commission witnessed Murray Kyle Francis from Republic National Distributing Company rotating wine bottles inside of the cooler in a licensed establishment. A wholesaler may not provide things of value, make a gift or offer a gratuity to a retail dealer.

4. Patrick Nwaokwu, Managing Member, t/a GQ Palace, 8833 Greenbelt Road, Greenbelt, Maryland, 20770 Class B, or an alleged violation of Section 26-902, 26-1616 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rules 7, 29, 37, 61 of the Rules and Regulations for Prince George's County, to wit; That on July 31, 2022, at approximately 12:25 a.m., Inspector Jerry Glenn was conducting an Enter-tainment Inspection at GQ Palace, located at 8833 Greenbelt Road, Greenbelt, Maryland 20770. During the inspection the inspector observed an employee leaving a alcoholic Hennessy 750ML on the table for the patron to serve themselves. Furthermore, the licensee was previously found in violation of: Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Other than a Wholesaler, alcoholic beverages confiscated October 14, 2020, and a fine of \$6000 was imposed. Noise, that will not disturb the peace, safety, and tranquility of the neighbor-hood where the business is located on August 22, 2020, and a fine of \$1,500 was imposed.

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

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director August 19, 2022

142617

(8-25,9-1)

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: GERALDINE HAMILTON

ALLEN Estate No.: 123882

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by THOMAS J. KOKOLIS for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735

Main Street, Room D4010, Upper Marlboro, MD on September 29, 2022 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

142603 (8-25.9-1)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

TERENCE LEWIS REGINA LEWIS 10010 River Walk Terrace Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 17-39851

Notice is hereby given this 17th day of August, 2022, by the Circuit Court for Prince George's County, Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10010 River Walk Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be cause to the contrary thereof be shown on or before the 19th 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 19th day of

September, 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

(8-25,9-1,9-8)

NOTICE

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

> Substitute Trustees/ Plaintiffs.

MYRTLE E. TODD 9006 Cheltenham Avenue

Clinton, MD 20735

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-15544

Notice is hereby given this 18th day of August, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9006 Cheltenham Avenue, Clinton, MD 20735, 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 19th day of September, 2022, provided a copy of this NO-TICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 19th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$290,000.00.

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

(8-25,9-1,9-8) 142611

NOTICE

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

Plaintiffs

Tonya Lawson

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

MARYLAND CIVIL NO. CAEF 20-11753

ORDERED, this 17th day of August, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 1303 Hunters Mill Avenue, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 successive weeks before the 19th day of

September, 2022, next.
The report states the amount of sale to be \$340,000.00.

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

(8-25,9-1,9-8) 142612

THE **PRINCE GEORGE'S POST** Call

301-627-0900

Fax

301-627-6260

SUBSCRIBE TODAY!

(8-25.9-1.9-8)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACOB HENRY THOMAS

Notice is given that Zachary Worshtil, whose address is 5415 Water St, Upper Marlboro, MD 20772, was on July 7, 2022 appointed Special Administrator of the estate of Jacob Henry Thomas who died on February 7, 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 Special Administrator or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned Special Administrator 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 Special Administrator 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.

ZACHARY WORSHTIL Special Administrator

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

(8-25,9-1,9-8)

Estate No. 112898

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY A STROUD

Notice is given that Tricel Stroud, whose address is 8178 Woodland Lane, Chesapeake Beach, MD 20732, was on July 28, 2022 appointed personal representative of the small estate of Shirley A Stroud who died on December 20, 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 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:

decedent's death; or

thirty days from the mailing or other delivery of the notice.

thereafter.

TRICEL STROUD Personal Representative

REGISTER OF WILLS FOR P.O. Box 1729

Estate No. 123049

LEGALS

NOTICE TO CREDITORS OF A GRANTOR OF A REVOCABLE TRUST

TO ALL PERSONS INTERESTED IN THE MACH/CANADY TRUST AGREEMENT:

This is to give notice that Richard G. Mach, Jr. died on or about June 29, 2022.

Before the decedent's death, the decedent created a Revocable Trust for which the undersigned, Michelle A. Canady is now the Trustee and whose address is c/o The Speier Law Firm, LLC, 11300 Rockville Pike, Suite 112, Rockville, Maryland 20852.

To have a claim satisfied from the property of this Trust, a person who has a claim against the decedent must present the claim on or before the date that is 6 months after the date of the first publication of this notice to the undersigned Trustee at the address stated above.

The claim must include the following information:

A verified written statement of the claim indicating its basis;

The name and address of the

If the claim is not yet due, the date on which it will become due;

If the claim is contingent, the nature of the contingency; If the claim is secured, a descrip-

tion of the security; and The specific amount claimed.

Any claim not presented to the Trustee on or before that date or any extension provided by law is unen-

MICHELLE A. CANADY

<u>1425</u>82 (8-25,9-1,9-8)

NOTICE OF SALE (NiSi)

MARK H. WITTSTADT, ESQ JUSTIN T. HOY, ESQUIRE Substitute Trustee Quintairos, Prieto, Wood & Boyer PA 1966 Greenspring Drive LL2 Lutherville-Timonium, Maryland

Plaintiff

Gail R. Washington Nicole L. Washington 947 Lake Shore Drive Mitchellville, Maryland 20721 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07100

Notice is hereby given this 16th day of August, 2022, by the Circuit Court for Prince George's County, that the classification of the court of the c that the sale of the property mentioned in these proceedings, made and reported, will be ratified, unless cause to the contrary thereof be shown on or before the 16th day of September, 2022, provided a copy of this notice be inserted in a newspaper printed in said County, once in each of three consecutive weeks before the 16th day of September,

The Report of Sale states the amount of the foreclosure sale price to be \$343,000.00. The property sold herein is known as 947 Lake Shore Drive, Mitchellville, Maryland

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

(1) Six months from the date of the

(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

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

CERETA A. LEE UPPER MARLBORO, MD 20773-1729

142594

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,

Kevin Taylor, Personal Representative for the Estate of Spencer R. Taylor 1013 Gondar Avenue

Landover, MD 20785

Defendant

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-09820

Notice is hereby given this 18th day of August, 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 16th day of September, 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 16th day of

September, 2022. The Report of Sale states the amount of the foreclosure sale price to be \$270,000.00. The property sold herein is known as 1013 Gondar Avenue, Landover, MD 20785.

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

True Copy—Test:

Mahasin Él Amin, Clerk 142589 (8-25,9-1,9-8)

NOTICE OF SALE (NiSi)

MARK H. WITTSTADT, ESQ JUSTIN T. HOY, ESQUIRE Substitute Trustee Quintairos, Prieto, Wood & Boyer PA 1966 Greenspring Drive LL2 Lutherville-Timonium, Maryland

Sheila Stringer 10241 Prince Pl #27-T3 Upper Marlboro, Maryland 20774 Defendants

Plaintiff

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07958

Notice is hereby given this 16th day of August, 2022, by the Circuit Court for Prince George's County, that the sale of the present and the control of the present and the control of the present and the pres that the sale of the property mentioned in these proceedings, made and reported, will be ratified, unless cause to the contrary thereof be shown on or before the 16th day of September, 2022, provided a copy of this notice be inserted in a newspaper printed in said County, once in each of three consecutive weeks before the 16th day of September,

The Report of Sale states the amount of the foreclosure sale price to be \$103,000.00. The property sold herein is known as 10241 Prince Place #27-T3, Upper Marlboro, Maryland 20770.

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

142586

LEGALS

LEGAL NOTICE TOWN OF LANDOVER HILLS, MARYLAND REQUEST FOR PROPOSALS

The Town of Landover Hills, Maryland requests proposals from qualified contractors for it's Community Development Block Grant ("CDBG") Program, Project Year 47 Street Resurfacing Project. The Project shall include replacing defective curb and gutter, sidewalk and driveway aprons; milling the road surface (taking off the top 2 (two) inches of old asphalt; removing and disposing of the old asphalt; lay down the new asphalt, followed by the installation of roadway markings (stop bars and crosswalks). Award of the contract shall be made in accordance with the Town of Landover Hills procurement regulations and the requirements of the Town's grant agreement with Prince George's County, Maryland for the funds necessary for the street resurfacing project. Contractor's qualifications, ability to complete the project no later than October 15, 2022, and best price are among the factors that will

9:00 a.m. on August 18, 2022, and may be obtained at no cost upon request to Jackie Villela at <u>i.villela@landoverhills.us</u> or 301-773-6401. Written sealed proposals will be received by Jackie Villela at <u>i.villela@landoverhills.us</u> until 12:00 p.m. on Friday, August 30, 2022. Proposals shall be submitted in duplicate in a sealed envelope marked "PY47 Street Resurfacing Project." The Town of Landover Hills reserves the right to reject any and all proposals. A mandatory pre-bid meeting will be held on Monday, August 22, 2022 at 11:00 a.m. All questions or requests for clarifications regarding this Request for Proposals shall be submitted by email to Ms. Villela at the above email

The documents that comprise the Request for Proposals will be available after

all questions and/or clarifications will be issued no later than August 29, 2022 to all those who request the RFP. The Town encourages certified disadvantaged business entities to submit

address no later than 12:00 p.m. on August 26, 2022. Written responses to

a proposal.

For further information, contact Jackie Villela at <u>i.villela@landoverhillsmd.us</u>, or by calling 301-773-6401.

(8-18,8-25) 142560

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Fax 301-627-6260 Have

Very Safe Weekend

Mahasin El Amin, Clerk (8-25.9-1.9-8)

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