The Prince George's Post Newspaper * * * * * Call (301) 627-0900 Fax (301) 627-6260 * * * * Your Newspaper of Legal Record



ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from David A. Gehman and Beverly A. Gehman to Wyndham Vacation Resorts, Inc., recorded 2/23/2018, in Liber 40610 at folio 168 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/516, and at the request ment of Mortgage, recorded at Liber/Folio 46669/516, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 154,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") Capital Cove at National Harbot, a Condominium (the Timeshate Toject) as described in "Declaration of Condominium for Capital Cove at National Harbot, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 154,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 14.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall for feit the deposit and shall stand the risk and $\cos t$ of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>142631</u>

(9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Dollrea H. McNeil, Docleia M Johnson Gibson, and Aleshia Deann-Lange Bradshaw to Wyndham Vacation Resorts, Inc., recorded 3/8/2018, in Liber 40665 at folio 403 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/514, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 742,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q. Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 742,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

LEGALS

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 15.04 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142632

(9-8,9-15,9-22)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

LEGALS

By virtue of the power and authority contained in a Mortgage from Gladys M. Thompson and Willie E. Mack to Wyndham Vacation Resorts, Inc., recorded 6/4/2018, in Liber 40946 at folio 458 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/512, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duyal Wing of the Prince George's County courthouse complex 14735 the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 603,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively the "Timeshore Declaration") lectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 603,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8,9-15,9-22)

Your Newspaper of Legal Record

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

10535 BEACON RIDGE DRIVE

REIT MANAGEMENT LLC

and

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

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

10535 Beacon Ridge Drive # 103, Bowie, MD 20721, 13th Election District, described as follows: Bldg 13 Unit 1 3-103, 6,509.0000 Sq.Ft. & Imps. The Vistas at Lake, Assmt \$116,000 Lib 41030 Fl 427 Unit 103 and assessed to Reit Management

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22286

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 10535 Beacon Ridge Drive # 103, Bowie, MD 20721 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 13 Unit 1 3-103 6,509.0000 Sq.Ft. & Imps. The Vistas at Lake Assmt \$116,000 Lib 41030 Fl 427 Unit 103 and assessed to

Reit Management LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances.

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

Mahasin El Amin, Clerk

142694 (9-8.9-15.9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

GOOD TIME HOMES LLC

WALNUT STREET FINANCE, LLC nka WALNUT STREET FINANCE OF MARYLAND, LLC aka WAL-

7714 TINKERS CREEK DRIVE

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

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

7714 Tinkers Creek Drive, Clinton, MD 20735, 9th Election District, described as follows: Plat 2, 13,090.0000 Sq.Ft. & Imps. Tinkers Creek Esta Lot 9 Blk D, Assmt \$391,100 Lib 41919 Fl 536 and assessed to Good Time Homes LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22287

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 7714 Tinkers Creek Drive, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland George's and the State of Maryland to the Plaintiff in this proceeding:

13,090.0000 Sq.Ft. & Imps. Tinkers Creek Esta Lot 9 Blk D Assmt \$391,100 Lib 41919 Fl 536 and assessed to Good Time Homes LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142695 (9-8,9-15,9-22)

NOTICE TO DEFENDANTS

BRITTANY WILSON-SEY c/o Marc H. Chedel PO Box 31700 Omaha, NE 68131

Plaintiff,

VICTOR HUGO MATIAS, et al.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22288

ORDERED this 29th day of August, 2022, THAT:

An action has been instituted for the purpose of foreclosing a Tax Sale Certificate Account 2429207, dated June 14, 2021, issued by Stephen J. McGibbon, Director of the Office of Finance and Collector of Taxes for Prince George's County and Collector of Taxes for the State of Maryland, and covers real estate located at 8655 Greenbelt Road Apartment 201, Greenbelt, MD 20770, described

Courts Condomi Nium Phase III Bld G 8655 Unit 201, 2,051.0000 Sq.Ft. & Imps. Chelsea Woods-phas, Assmt \$106,000 Lib 39036 FÎ 260 Unit 8655 2 and assessed to Matias Victor H. (the "Property").

Pursuant to Tax-property §14-827 and §14-839(6), the owner or other person that has an estate or interest in the property sold may redeem the property at any time until the right of redemption has been finally fore-closed and a final judgment may not be entered before the last of: (i) where actual service is made on the defendant, the passage of the time specific in the summons issued by the court; (ii) the actual time specified in the order of publication; or (iii) 23 days (for the defendant). (iii) 33 days after the date of mail the copy of the order of publication under paragraph (4) of this subsec-

You are required to serve upon the law offices of Marc H. Chedel, Attorney for Plaintiff, whose address is PO Box 31700, Omaha, NE 68131, a written answer to the Complaint or Petition to Redeem on or before October 31st, 2022.

The Property may be redeemed until finally barred by decree of the Circuit Court of Prince George's County. If you fail to file a written answer to the Complaint, or Petition to Redeem, or redeem the Property within the time allowed, a judgment may result foreclosing the right of redemption. A copy of this notice is to be posted on the Property for a period of 30 days.

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

True Copy—Test: Mahasin El Amin, Clerk

142696 (9-8,9-15,9-22)

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 Estate No. 112898

142606 (8-25,9-1,9-8)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Bruce Baker to Wyndham Vacation Resorts, Inc., recorded 9/9/2013, in Liber 35185 at folio 649 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/518, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,091,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,091,0000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142640 (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Shonna L. Brown and Christopher S. Brown to Wyndham Vacation Resorts, Inc., recorded 4/19/2018, in Liber 40801 at folio 244 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/548, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 803,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 803,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the bal-

LEGALS

ance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142641 (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Maureen A. Socha and Stanley Socha to Wyndham Vacation Resorts, Inc., recorded 7/19/2018, in Liber 41151 at folio 550 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/550, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 933,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, colectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 933,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

42 (9-8,9-15,9-22)

Your Newspaper of Legal Record

LEGALS

PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, SEPTEMBER 26, 2022
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.

<u>Text Amendment Application No. 262 (Ordinance No. 1999)</u> <u>Code Update</u>

"The Mayor and City Council of Laurel are seeking approval to amend Chapter 20 "Land Development and Subdivision" to update definitions, update the residential use table, commercial use table, office use table, industrial use table, and parking table. The proposed update is part of a comprehensive review and update of the City's zoning code, for <u>recommendation</u> to the Mayor and City Council.

Meetings pertaining to this application will be held virtually and in-person. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, please visit https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

142719 (9-8,9-15,9-22)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: VERLONDA A. THOMPSON Estate No.: 121500

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 of the will dated <u>JULY 23, 2009</u> and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on November 3, 2022 at 10:30 A.M.
This hearing may be transferred or

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

142724 (9-8,9-15)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: LLOYD PINCHBACK AKA LLOYD A. PINCHBACK AKA LLOYD ASHLEY PINCHBACK

Estate No.: 124717

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Enid R. Franklin 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 October 6, 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

142725 (9-8.9-15)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Pla

V.

ST PAUL TOWNE CENTRE LLC
MINISTRY PARTNERS INVESTMENT COMPANY LLC

6419 MARLBORO PIKE

and

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

and

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

6419 Marlboro Pike, District Height, MD 20747, 6th Election District, described as follows: Parcel A Eq 23.9059, 1,041,341.0000 Sq.Ft. & Imps. District Heights P, Assmt \$7,750,000 Lib 40025 Fl 250 and assessed to St Paul Towne Centre LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25451

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 6419 Marlboro Pike, District Height, MD 20747 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Parcel A Eq 23.9059 1,041,341.0000 Sq.Ft. & Imps. District Heights P Assmt \$7,750,000 Lib 40025 Fl 250 and assessed to St Paul Towne Centre LLC.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142684

(9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

BARBARA J BUTTS

BARBARA JEAN BUTTS BANK OF AMERICA, N.A.

2715 AFTON STREET

and

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

and

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

2715 Afton Street, Temple Hills, MD 20748, 6th Election District, described as follows: 4,338.0000 Sq.Ft. & Imps. Good Hope Hills Lot 85 Blk J, Assmt \$209,100 Lib 37676 Fl 167 and assessed to Butts Barbara J Etal.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25447

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 2715 Afton Street, Temple Hills, MD 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

4,338.0000 Sq.Ft. & Imps. Good Hope Hills Lot 85 Blk J Assmt \$209,100 Lib 37676 Fl 167 and assessed to Butts Barbara J Etal.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all engumbrances

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

True Copy—Test:
Mahasin El Amin, Clerk

142688 (9-8,9-15,9-22)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Vicki M. Saulters to Wyndham Vacation Resorts, Inc., recorded 3/15/2017, in Liber 39236 at folio 73 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/510, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will call at public auction in front of the Main Street ontones to the Duyal sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 602,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Carifold Control Co Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 602,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Úse Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 16.18 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or or assessments, and public utility charges agains property shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8,9-15,9-22) 142634

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Lucia W. Nemer to Wyndham Vacation Resorts, Inc., recorded 11/21/2017, in Liber 40274 at folio 408 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/506, and at the request of the party segments of the party cured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,000,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit Ownership Interest and has been allocated 1,000,500 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

142636

LEGALS

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.06 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8,9-15,9-22) <u>142635</u>

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

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Girosalee A. Hilliard to Wyndham Vacation Resorts, Inc., recorded 6/4/2018, in Liber 40946 at folio 558 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/504, and at the request of the party se cured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 295,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 295,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 13.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose

/s/ Daniel C. Zickefoose, Assignee

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

Plaintiff

UZOMA OLUMBA

8673 GREENBELT ROAD APART-MENT T1

and

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

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

8673 Greenbelt Road Apartment T1, Greenbelt, MD 20770, 21st Election District, described as follows: Bldg 8673 Unit t-1, 2,274.0000 Sq.Ft. & Imps. Chelsea Woods Cour, Assmt \$106,000 Lib 36913 Fl 518 Unit 8673 T and assessed to Olumba Uzoma.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22289

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8673 Greenbelt Road Apartment T1, Greenbelt, MD 20770 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 8673 Unit t-1 2,274.0000 Sq.Ft. & Imps. Chelsea Woods Cour Assmt \$106,000 Lib 36913 Fl 518 Unit 8673 T and assessed to Olumba Uzoma.

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk

(9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

TROY DANIEL ELBEN

8917 RACE TRACK ROAD

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

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

8917 Race Track Road, Bowie, MD 20715, 14th Election District, described as follows: 1.0400 Acres. & Imps., Assmt \$280,900 Map 029 Grid F2 Par 196 Lib 41860 Fl 417 and assessed to Elben Troy Daniel.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22290

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8917 Race Track Road, Bowie, MD 20715 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

1.0400 Acres. & Imps. Assmt \$280,900 Map 029 Grid F2 Par 196 Lib 41860 Fl 417 and assessed to Elben Troy Daniel.

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

It is thereupon this 29th 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 some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of Novem-

ber, 2022, and redeem the Property and answer the complaint or there-after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142698 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

VYAN SMITH

10124 CAMPUS WAY SOUTH **APARTMENT 304-1B**

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

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

10124 Campus Way South Apartment 304-1b, Upper Marlboro, MD 20774, 13th Election District, described as follows: 3rd Supplement ARY Plat Unit 304-1B, 1,432.0000 Sq.Ft. & Imps. Treetop Condo, Assmt \$63,000 Lib 35658 Fl 312 Unit 304-1B and assessed to Smith Vyan.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22291

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 10124 Campus Way South Apartment 304-1b, Upper Marlboro, MD 20774 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

3rd Supplement ARY Plat Unit 304-

1,432.0000 Sq.Ft. & Imps. Treetop Condo

Assmt \$63,000 Lib 35658 Fl 312 Unit 304-1B and assessed to Smith Vyan.

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interweeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

(9-8,9-15,9-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WAYNE MALCOLM BUTLER JR

Notice is given that Vasheena Butler, whose address is 1508 Shady Glen Drive, Distict Heights, MD 20747, was on August 18, 2022 appointed Personal Representative of the estate of Wayne Malcolm Butler Jr who died on February 11, 2022

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.

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.

VASHEENA BUTLER Personal Representative

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

Estate No. 124927 142669 (9-1,9-8,9-15)

(9-8,9-15,9-22)

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Dana N. Logan and Rose Logan to Wyndham Vacation Resorts, Inc., recorded 4/21/2017, in Liber 39459 at folio 102 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/502, and at the request of the party secured in the terms and conditions thereof, the undersigned assigned as will call at public auction in front of the Main Stroot entrance to signee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 654,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and he been allegated 654 000 Positor at the time of pure Ownership Interest and has been allocated 654,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or assessments, and public utility charges agains shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8,9-15,9-22)

<u>142637</u>

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tandra Calloway and Asim S Calloway to Wyndham Vacation Resorts, Inc., recorded 2/9/2018, in Liber 40566 at folio 122 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/508, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,462,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project" as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,462,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.41 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or assessments, and public utility charges against the property shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Tony M. Dewitt and Luettie Dozier Dewitt to Wyndham Vacation Resorts, Inc., recorded 10/25/2013, in Liber 35343 at folio 110 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/500, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,000,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designation (Condominium Condominium Con rated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of nurshee for use by the Craptoes in Each very(s). Moreover, such time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the optimic in debtdages including interest and costs. and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall for feit the deposit and shall stand the risk and $\cos t$ of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the right of less from the time of session of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>142639</u> (9-8,9-15,9-22)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

5908 BURGUNDY ST. **CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated April 20, 2007, recorded in Liber 27704, Folio 295 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

SEPTEMBER 20, 2022 AT 10:55 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 \$21,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 180785-2)

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



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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

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

SEPTEMBER 20, 2022 AT 10:57 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in cluding agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and 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

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



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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

2820 WALTERS LN. **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated November 23, 2005, recorded in Liber 23929, Folio 641 among the Land Records of Prince George's County, MD, with an original principal balance of \$216,000.00, 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 20, 2022 AT 10:59 AM

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

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

Terms of Sale: A deposit of \$22,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are 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 The defaulted 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. 344518-1)

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



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142628 (9-1,9-8,9-15)142626 (9-1,9-8,9-15) 142627 (9-1,9-8,9-15)

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LEGALS

NOTICE

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

Stephanie E. Morgan, a/k/a Stephanie Elizabeth Morgan a/k/a Stephanie Elizabeth Barnes

AND

Barnes Family Trust

2264 Prince Of Wales Court Bowie, MD 20716

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-27477

Notice is hereby given this 26th 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 26th 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 26th day of September, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$267,800.00. The property sold herein is known as 2264 Prince Of Wales Court, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 142676 (9-1,9-8,9-15) McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

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

7008 EMERSON STREET

HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from James A. Poindexter and Karen F. Poindexter, dated January 2, 2008, and recorded in Liber 29651 at folio 186 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

SEPTEMBER 20, 2022 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.99% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent section, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604289)

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

142624 (9-1,9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA DIANE JOHNSON

Notice is given that Betty R. Wright, whose address is 944 White Oak Drive, Oxon Hill, MD 20747, was on August 22, 2022 appointed Personal Representative of the estate of Linda Diane Johnson who died on July 23, 2022 without a will.

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

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

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

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

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

BETTY R. WRIGHT

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

P.O. Box 1729

Upper Marlboro, MD 20773-1729 Estate No. 126214 142666 (9-1,9-8,9-15)

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF CLETIS MCLEAN JR

Notice is given that Reaiah McLean, whose address is 7815 East Barrett Road, Fort Washington, MD 20744, was on August 22, 2022 appointed Personal Representative of the estate of Cletis McLean Jr who died on May 19, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 February, 2023.

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

REAIAH MCLEAN Personal Representative

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

142668

P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 125468 (9-1,9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HILDA E KAWESA AKA: HILDA EMILY KAWESA-

BANGURA

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 July 9, 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 16th 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.

DAVID BALA BANGURA Personal Representative

142607

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

> Estate No. 126125 (8-25,9-1,9-8)

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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 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 ceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 62536-2)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED N THE ESTATE OF

142583

PATRICIA S ROBINSON 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

NORMAN HATTON

Personal Representative

Estate No. 125694

142609 (8-25,9-1,9-8)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

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

AND ANY IMPROVEMENTS THEREON

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 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. 334112-1)

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



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

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

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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.

January, 2023.

the following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

MILDRED V HATTON

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **INGRID REGINA JONES**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on August 18, 2022 appointed Personal Representative of the estate of Ingrid Regina Jones who died on March 4,

2020 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 124573 (9-1,9-8,9-15) 142670

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

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

GARY ALESSI

Estate No.: 125184

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by ROBERT M. MCCARTHY for judicial probate for

the appointment of a personal rep-

resentative.
A VIRTUAL hearing will be held on October 17, 2022 at 9:30 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.

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:

HENRY WILFREDO PADILLA

MURILLO

Estate No.: 124719

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by MARIA C. REYES for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on October 24, 2022 at 10:30 A.M.

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

(9-1,9-8)

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

PRINCE GEORGE'S COUNTY

(9-1,9-8)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

above estate:

142661

above estate:

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: ETHEL MAKLE Estate No.: 125654

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 November 3, 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

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: BETTE H. MILLER AKA BETTE ANN MILLER

Estate No.: 124943 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by CHRISTINA TAYLOR for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on October 17, 2022 at 9:30 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

(9-1,9-8)142660

COHN, GOLDBERG & DEUTSCH, LLC

142662

P.O. Box 1729

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

SPECIAL SUNDAY OFF SALES REQUEST

SEPTEMBER 14, 2022

- 1. t/a Laurel Lakes Liquors, Class A, Beer, Wine and Liquor, Maha-lakshmi, Inc., 14132 Baltimore Avenue, Laurel, 20707 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Es-
- 2. t/a Hangar Club, Class B+, Beer, Wine and Liquor, Bucks-Up, Inc., 6410 Old Branch Avenue, Camp Springs, 20748 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Es-
- 3. Capital Liquors, Class A, Beer, Wine and Liquor, Capital Liquors, Inc., 5950 Martin Luther King Jr. Highway, Seat Pleasant, 20743 – Request for a Special Sun-day Sales Permit. Represented by Linda Carter, Esquire.
- 4. t/a Clinton Liquor and Meat, Class A, Beer, Wine and Liquor, M and M Beverages, Corp., 7601 Old Branch Avenue, Clinton, 20735 - Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- 5. t/a Blue Sky Liquors, Class, A, Beer, Wine and Liquor, Blue Sky Liquors MD, LLC, 6430 Central Avenue, Capitol Heights, 20743 – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- 6. t/a Party Time Liquors, Class A, Beer, Wine and Liquor, Party Time Liquor, Inc., 3307 Rhode Island Avenue, Mount Rainer, 20712 - Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- 7. t/a District Heights Liquors, Class A, Beer, Wine and Liquor, District Heights Spirits, Inc., 6136 Marlboro Pike, District Heights, 20747 - Request for a Special Sunday Sales Permit.
- 8. t/a Big Daddy's Barbeque & Discount Liquors, Class B+, Beer, Wine and Liquor, Big Daddy's Barbeque & Discount Liquors, LLC, 9430 Annapolis Road, Lanham, 20706 – Request for a Special Sunday Sales Permit.
- 9. t/a Barnabas Liquors, Class A, Beer, Wine and Liquor, Barnabas Liquors, Inc., 4620 St. Barnabas Road, Temple Hills, 20748 - Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- 10. t/a Manokeek Liquors, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, 20607 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Es-
- 11. t/a Bell's Drive-In Liquors, Class A, Beer, Wine and Liquor, OHMKAR, Inc., 5901 Central Avenue, Capitol Heights, 20743 -Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire. Continuation from August 17, 2022

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, September 14, 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 24, 2022

142673

LEGALS

(9-1,9-8)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: HENRIETTA LOUISE SMITH Estate No.: 123937

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by ORHAN K. OMER for judicial probate of the will dated <u>January 11, 2007</u> and for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 6, 2022 at 10:30 A.M.

This hearing may be transferred or ostponed 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

(9-1,9-8)

142658

NOTICE

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

Substitute Trustees/

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 aay 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 10010 River Walk Terrace, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATI-FIED 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 \$547,000.00.

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

142610 (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 Prince 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!

LEGALS

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

Plaintiffs

NOTICE

v. Kevin Taylor, Personal Representative for the Estate of Spencer R.

1013 Gondar Avenue

Landover, MD 20785 Defendant

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 men-tioned 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 El Amin, Clerk

(8-25,9-1,9-8) 142589

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

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

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 claimant;

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 description 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

Trustee

142582 (8-25,9-1,9-8)

LEGALS

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 chart for the county of the co 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, 2022.

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

142585 (8-25,9-1,9-8)

NOTICE

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

Plaintiffs

Defendant

Shantielle Thomas

vs.

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

CIVIL NO. CAEF 19-05294

ORDERED, this 17th day of August, 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 Trustoes be retified and confirmed 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 Cour Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(8-25,9-1,9-8) <u>142613</u>

Diane K Kuwamura 11140 Rockville Pike Suite 500 Rockville, MD 20852 301-587-2241

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RONALD BOISEAU HOLMES **AKA: RONALD B HOLMES**

Notice is given that Corazon Holmes, whose address is 1900 Ru-atan Street, Hyattsville, MD 20783, was on August 12, 2022 appointed Personal Representative of the estate of Ronald Boiseau Holmes who died on March 14, 2022 with a will.

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

CORAZON HOLMES Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 125658

142663 (9-1,9-8,9-15)

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

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

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 contract of the co 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

142586

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

(8-25.9-1.9-8)

LEGALS

Karen M. Selby, Esq. 3261 Old Washington Rd. Suite 2020 Waldorf, MD 20602 202-844-5753

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORINE AMOLO ODANGA-

Notice is given that Geoffrey O. Ouma, whose address is 1668 Bridget Lane, Twinsburg, OH 44087, was on August 18, 2022 appointed Per-sonal Representative of the estate of Dorine Amolo Odanga-Ragwar who died on June 30, 2021 without a will.

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

Further information can be ob-

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of 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: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992

nine months from the date of the

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

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

GEOFFREY O. OUMA Personal Representative

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

Estate No. 123695 142665 (9-1,9-8,9-15)

LEGALS

David C. Majors, Esq. 1750 Tysons Blvd. Ste 1500 McLean, VA 22102

703-442-4160

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF RANDALL H. CONVERSE

Notice is given that Nora E. Sullivan, whose address is 26A Ridge Rd., Greenbelt, MD 20770, was on August Greenbeit, MD 20770, was on August 22, 2022 appointed Personal Representative of the estate of Randall H. Converse who died on January 26, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

NORA E. SULLIVAN Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126204

(9-1,9-8,9-15)142664

THIS COULD BE YOUR AD!

Call 301-627-0900

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **IDA NICHOLSON** Estate No.: 125556

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Gloria Samuel for judicial probate for the appointment of a personal represen-

A VIRTUAL hearing will be held on October 31, 2022 at 9:30 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

(9-8,9-15)

CERETA A. LEE

142723

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: HELEN LOUISE BARNES

> Estate No.: 123255 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

above estate:

tition has been filed by PERRY BECKER for judicial probate for the appointment of a personal represen-A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 26, 2022

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 142656 (9-1,9-8)

LEGALS

Steven D Campen 3409 A Urbana Pike Frederick, MD 21704

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

301-668-5808

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

JAMES SANDERSON Notice is given that Lois Mc-Cutcheon, whose address is 12573 Stottlemyer Road, Myersville, MD 21773, was on August 9, 2022 appointed Personal Representative of the estate of James Sanderson who died on July 22, 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 representative or the attorney. All persons having any objection to the appointment (or to the pro-

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of 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.

LOIS MCCUTCHEON Personal Representative

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

Estate No. 126124 142667 (9-1,9-8,9-15)

for a quote.

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Rosetta Ferrson and Nathan H. Ferrson to Wyndham Vacation Resorts, Inc., recorded 10/28/2013, in Liber 35352 at folio 45 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/552, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 405,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q. Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit Ownership Interest and has been allocated 405,000 Points which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 405,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.08 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall for feit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

(9-8.9-15.9-22)

142643

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Millard R. Tope and Janice R. Tope to Wyndham Vacation Resorts, Inc., recorded 8/24/2015, in Liber 37358 at folio 67 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/554, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 497,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit of defined in Section 146 of the Macket Constraints Park 1111. Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectival to be "Timeshear Declaration") lectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Subnumbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 497,000 Points at the time of pur-chase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will

/s/ Daniel C. Zickefoose, Assignee

142644 (9-8.9-15.9-22)

LEGALS

OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Debra L. Craig and Kenneth R. Craig to Wyndham Vacation Resorts, Inc., recorded 2/9/2018, in Liber 40567 at folio 170 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/556, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 428,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 428,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Decla-

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall for feit the deposit and shall stand the risk and $\cos t$ of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142645

(9-8.9-15.9-22)

The Prince George's Post

Your Newspaper of Legal Record

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ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Susan Lancaster Spitler and Jack Quintler Spitler, Jr., Co-Trustees of the Spitler Family Revocable Trust, dated September 19, 2016 to Wyndham Vacation Resorts, Inc., recorded 5/19/2015, in Liber 37007 at folio 60 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/558, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 846,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 846,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.49 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>142646</u> (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Robert W. Duncan and Juanita Duncan to Wyndham Vacation Resorts, Inc., recorded 7/13/2015, in Liber 37210 at folio 450 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/560, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,000,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,000,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 11.99 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

<u>142647</u> (9-8,9-15,9-22)

LEGALS

ASSIGNEE'S SALE OF TIMESHARE INTEREST IN VALUABLE IMPROVED REAL ESTATE

By virtue of the power and authority contained in a Mortgage from Joanne P. Ward to Wyndham Vacation Resorts, Inc., recorded 8/23/2018, in Liber 41250 at folio 15 among the Land Records of Prince George's County, Maryland, as modified by Assignment of Mortgage, recorded at Liber/Folio 46669/562, and at the request of the party secured in the terms and conditions thereof, the undersigned assignee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

SEPTEMBER 28, 2022 AT 11:00AM

One 1,601,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 52, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual Ownership Interest and has been allocated 1,601,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TOGETHER WITH an undivided interest in the Common Elements as described in the Timeshare Declaration and the Master Condominium Declaration

AND TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, especially those benefits, rights and obligations provided by the Timeshare Declaration, the Master Condominium Declaration, the Community Declaration, and the Declaration of Use Rights.

BUT, LESS AND EXCEPT all oil, gas, and mineral rights.

TERMS OF SALE: A deposit of 10% of the purchase price, cash or certified funds, will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 12.70 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the secured note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Mortgage may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments due from the date of sale. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss from the time of sale.

In the event the assignee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

Sale is subject to post-sale confirmation that the borrower did not file for protection under the U.S. Bankruptcy Code prior to the sale, as well as 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, the 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. Additional terms may be announced at the time of sale. This is a communication from a debt collector and any information obtained will be used for that purpose.

/s/ Daniel C. Zickefoose, Assignee

142648 (9-8,9-15,9-22)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

15214 JENNINGS LN. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated November 8, 2006, recorded in Liber 26784, Folio 505 among the Land Records of Prince George's County, MD, with an original principal balance of \$492,000.00, 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 27, 2022 AT 11:00 AM

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

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

Terms of Sale: A deposit of \$39,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as 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. 184080-1)

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

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



auctioneers

(9-8,9-15,9-22)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Elizabeth Johnson, whose address is 14690 Adina Lane, Ft. Myers, FL 33905, was on August 25, 2022 appointed personal representative of the small estate of Aurelia Johnson, who died on June 18, 2016 without a will.

Further information can be ob-

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

by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills

within 30 days after the date of pub-

lication of this Notice. All persons having an objection to the probate of

the will shall file their objections

with the Register of Wills within six months after the date of publication

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Registration of the service of the

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

ELIZABETH JOHNSON

Personal Representative

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

Prince George's County

of the following dates:

decedent's death; or

IN THE ESTATE OF

AURELIA JOHNSON

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

LEGALS

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

142714

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS LOUISE BLAKE

Notice is given that Mark Blake, whose address is 6712 Boxwood Drive, Suitland, MD 20746, was on August 30, 2022 appointed personal representative of the small estate of Phyllis Louise Blake, who died on July 24, 2022 without a will.

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

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

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

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

> MARK BLAKE Personal Representative

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

Upper Marlboro, MD 20773-1729

UPPER MARLBORO, MD 20773-1729 Estate No. 126096 Estate No. 126290 142720(9-8)142721

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

5709 GWYNNDALE PL. CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust dated June 23, 2016, recorded in Liber 38412, Folio 494 among the Land Records of Prince George's County, MD, with an original principal balance of \$238,547.00, 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 27, 2022 AT 11:02 AM

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

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

Terms of Sale: A deposit of \$25,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



auctioneers

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that LAVERNE COVINGTON, whose address is

7403 Kipling Parkway, District Heights, MD 20747, was on August 26, 2022 appointed Personal Repre-sentative of the estate of Charlotte V

Tolbert, who died on December 27,

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 26th 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.

LAVERNE COVINGTON

other delivery of the notice.

IN THE ESTATE OF CHARLOTTE V TOLBERT

2017 without a will.

tative or the attorney.

February, 2023.

the following dates:

decedent's death; or

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

(9-8,9-15,9-22) 142715

LEGALS

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

TO ALL PERSONS INTERESTED **MACY E DAVIS** AKA: MACY ELESTER DAVIS

Notice is given that James C Perry, whose address is 2005 Waterleaf Way, Mitchellville, MD 20721, was on August 31, 2022 appointed per-sonal representative of the small estate of Macy E Davis, who died on August 14, 2022 without a will.

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

JAMES C PERRY Personal Representative

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

(9-8)

142722

UPPER MARLBORO, MD 20773-1729

Estate No. 126371 142726

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

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

Estate No. 112140

(9-8,9-15,9-22) 142727

CERETA A. LEE

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

Estate No. 120084

(9-8,9-15,9-22)

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

10902 WOODLAWN BLVD. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated February 23, 2007, recorded in Liber 27709, Folio 632 among the Land Records of Prince George's County, MD, with an original principal balance of \$292,500.00, 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 27, 2022 AT 11:04 AM

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

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

Terms of Sale: A deposit of \$12,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 334670-1)

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



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(9-8,9-15,9-22) 142716

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Lisa Thornton,

whose address is 1800 Mt. Vernon

Ave., #311, Alexandria, VA 22301, was on August 30, 2022 appointed

Personal Representative of the estate of Betty Lou Davis, 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 28th day of

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

(1) Six months from the date of the

(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-

other delivery of the notice.

February, 2023.

decedent's death; or

October 16, 2020 without a will.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BETTY LOU DAVIS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIO MONGE HERCULES

Notice is given that Kelly Monge Wisotzkey, whose address is 29868 Claire Circle, Mechanicsville, MD 20659, was on September 1, 2022 appointed Personal Representative of the estate of Mario Monge Hercules who died on December 5, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 1st day of March, 2023. Any person having a claim against the decedent must present the claim

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

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

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

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

> KELLY MONGE WISOTZKEY Personal Representative

UPPER MARLBORO, MD 20773-1729

CERETA A. LEE

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

142728

LISA THORNTON Personal Representative

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 126114 (9-8,9-15,9-22)

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ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

VIRGIL P FORBES

14105 BOWSPRIT LANE APART-

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

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

14105 Bowsprit Lane Apartment 101, Laurel, MD 20707, 10th Election District, described as follows: 2,204.0000 Sq.Ft. & Imps. The Vistas 2 At La, Assmt \$107,333 Lib 07502 Fl 467 Unit 101 Bldg 1 and assessed to Forbes Virgil P.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22292

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 14105 Bowsprit Lane Apartment 101, Laurel, MD 20707 in the County of Prince George's sold by 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:

2,204.0000 Sq.Ft. & Imps. The Vistas 2 At La Assmt \$107,333 Lib 07502 Fl 467

Unit 101 Bldg 1 and assessed to Forbes Virgil P.

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

It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Ordered that notice be given by the incertion of a court of this Order in sertion of a copy of this Order in some newspaper having general circulation in Paint C. culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

(9-8,9-15,9-22)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: **CARRIE L LEE** Estate No.: 122581

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by EARLENE LEE for judicial probate of the will dated <u>DECEMBER 17, 2005</u> and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **November 3, 2022**

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

142654 (9-1,9-8)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: THERESA BROWN Estate No.: 125033

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by PERRY BECKER for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 26, 2022 at 10:30 A.M.

This hearing may be transferred or ostponed 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

(9-1.9-8)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

AARALEX ENTERPRISE SERV-

ICES, LLC 5895 ALLENTOWN ROAD # 10

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

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

5895 Allentown Road # 10, Suitland, MD 20746, 6th Election District, described as follows: Bldg 3 Unit 10, 5,763.0000 Sq.Ft. & Imps. Park Place Profess, Assmt \$283,100 Lib 35423 Fl 086 Unit 10 and assessed to Aaralex Enterprises Servcs LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22295

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5895 Allentown Road # 10, Suitland, MD 20746 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 3 Unit 10 5,763.0000 Sq.Ft. & Imps. Park Place Profess

Assmt \$283,100 Lib 35423 Fl 086 Unit 10 and assessed to

Aaralex Enterprises Servcs LLC.

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereand answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-

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

True Copy—Test: Mahasin El Amin, Clerk

142703

(9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

DAVID L JENKINS

5633 JAMESTOWN ROAD

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

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

5633 Jamestown Road, Hyattsville, MD 20782, 16th Election District, described as follows: 5,250.0000 Sq.Ft. & Imps. Queens Chapel Mano Lot 2 Blk Ñ, Assmt \$257,333 Lib 10100 Fl 160 and assessed to Jenkins David

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22296

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5633 Jamestown Road, Hyattsville, MD 20782 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

5,250.0000 Sq.Ft. & Imps. Queens Chapel Mano Lot 2 Blk N Assmt \$257,333 Lib 10100 Fl 160 and assessed to Jenkins David L.

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

It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Or-dered that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

LEGALS

this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142704 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

ALEXANDER S DULLO

506 WILSON BRIDGE DRIVE #

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

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

506 Wilson Bridge Drive # 6707, Oxon Hill, MD 20745, 12th Election District, described as follows: Bldg 10 Unit 6 707 C-2 T-dt S /b 09/0 8/04 L20274 F351, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge, Assmt \$76,000 Lib 37446 Fl 416 Unit 6707 C and assessed to Dullo Alexander S.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22294

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 506 Wilson Bridge Drive # 6707, Oxon Hill, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 10 Unit 6 707 C-2 T-dt S /b 09/08/04 L20274 F351 2,001.0000 Sq.Ft. & Imps. Wilson

Assmt \$76,000 Lib 37446 Fl 416 Unit 6707 C and assessed to

Dullo Alexander S.

The Complaint states, among other things, that the amounts ned essary for redemption have not It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Ordered that notice be given by the in-

sertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all entered to the property.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22) 142702

LEGALS

NOTICE CARRIE M. WARD, et al.

6003 Executive Blvd., Suite 101 Rockville, MD 20852

> Substitute Trustees/ Plaintiffs,

VERONICA M. HOOD 5012 Braymer Avenue Suitland, MD 20746

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07097

Notice is hereby given this 26th 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 5012 Braymer Avenue, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$220,000.00. MAHASIN EL AMIN

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

142674 (9-1,9-8,9-15)

ORDER OF PUBLICATION BRITTANY WILSON-SEY,

Plaintiff

BLADENWOODS CONDO-MINIUM, INC.

5202 NEWTON STREET APART-

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

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

5202 Newton Street Apartment 102, Bladensburg, MD 20710, 2nd Election District, described as follows: 5202 Newton Street 10 2, 2,022.0000 Sq.Ft. & Imps. Bladenwoods, Assmt \$76,000 Lib 38296 Fl 069 Unit 102 and assessed to Bladenwoods Condominium Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22297

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5202 Newton Street Apartment 102, Bladensburg, MD 20710 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

5202 Newton Street 10 2 2,022.0000 Sq.Ft. & Imps. Bladen-

woods Assmt \$76,000 Lib 38296 Fl 069 Unit 102

and assessed to

Bladenwoods Condominium Inc. The Complaint states, among other things, that the amounts necessary for redemption have not

It is thereupon this 29th day of August, 2022, by the Circuit Court August, 2022, by the Circuit Court for Prince George's County, Or-dered that notice be given by the in-sertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all engagements.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

ORDER OF PUBLICATION BRITTANY WILSON-SEY,
Plaintiff

REIT MANAGEMENT LLC 4440 LORD LOUDOUN COURT #

<u>14-9</u> and

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

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

4440 Lord Loudoun Court # 14-9, Upper Marlboro, MD 20772, 3rd Election District, described as follows: 1,084.0000 Sq.Ft. & Imps. Lords Landing Vill, Assmt \$97,167 Lib 40684 Fl 108 Unit 14-9 and assessed to Reit Management LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22298

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 4440 Lord Loudoun Court # 14-9, Upper Marlboro, MD 20772 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

1,084.0000 Sq.Ft. & Imps. Lords Landing Vill Assmt \$97,167 Lib 40684 Fl 108 Unit

and assessed to Reit Management LLC.

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

It is thereupon this 29th 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 some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in

LEGALS

this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or there-after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

142706 (9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

CEY GAMY BILLY aka BILLY CEY **GAMY**

3713 35TH STREET

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

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

3713 35th Street, Mount Rainier, MD 20712, 17th Election District, described as follows: 5,000.0000 Sq.Ft. & Imps. Mount Rainier-rhod Lot 26 Blk 7, Assmt \$315,867 Lib 13916 Fl 075 and assessed to Billy Cey G.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22299

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 3713 35th Street, Mount Rainier, MD 20712 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

5,000.0000 Sq.Ft. & Imps. Mount Rainier-rhod Lot 26 Blk 7 Assmt \$315,867 Lib 13916 Fl 075 and assessed to Billy Cey G.

The Complaint states, among other things, that the amounts necessary for redemption have not It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or there after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-

cumbrances. MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland True Copy—Test:

Mahasin Él Amin, Clerk (9-8,9-15,9-22) 142707

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

v. MAE L JOHNSON

3322 HUNTLEY SQUARE DRIVE **APARTMENT B2**

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

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

3322 Huntley Square Drive Apartment B2, Temple Hills, MD 20748, 12th Election District, described as follows: Unit 3322-b-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt \$83,000 Lib 04783 Fl 395 Unit 3322 B and assessed to Johnson Mae

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22300

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty: 3322 Huntley Square Drive Apartment B2, Temple Hills, MD 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Unit 3322-b-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$83,000 Lib 04783 Fl 395 Unit 3322 B

and assessed to Johnson Mae L.

for redemption have not been paid. It is thereupon this 29th 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 some newspaper having general circulanewspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances.

The Complaint states, among other

things, that the amounts necessary

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22) 142708

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

BARBARA F JOHNSON

3310 HUNTLEY SQUARE DRIVE **APARTMENT A2**

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

Prince George's County, Maryland (for Maryland Annotated Code 14-

bara F.

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

3310 Huntley Square Drive Apartment A2, Temple Hills, MD 20748, 12th Election District, described as follows: Unit 3310-a-2, 2,023.0000 Sq.Ft. & Imps. Huntley Square Con, Assmt \$83,000 Lib 40281 Fl 352 Unit 3310 A and assessed to Johnson Bar-

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22301

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty: 3310 Huntley Square Drive Apartment A2, Temple Hills, MD 20748 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

2,023.0000 Sq.Ft. & Imps. Huntley Square Con Assmt \$83,000 Lib 40281 Fl 352 Unit 3310 A and assessed to

The Complaint states, among

Unit 3310-a-2

Johnson Barbara F.

other things, that the amounts necessary for redemption have not It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interweeks, warning all persons interested in the Property to appear in this Court by the 1st day of Novem-ber, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

142709

THE **PRINCE**

POST

Call

GEORGE'S

301-627-0900

Fax

301-627-6260

SUBSCRIBE

TODAY!

142655

COUNTY COUNCIL HEARINGS

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

> **NEW DATE** TUESDAY, SEPTEMBER 13, 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 13, 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 DEPARTMENT OF PERMITTING, INSPECTIONS, AND ENFORCEMENT TABLE OF **FEES** for the purpose of amending provisions of the County Code to consolidate all Department of Permitting, Inspections, and Enforcement fees into one comprehensive Table of Fees.

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, 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-036-2022 (DR-2) – AN ACT CONCERNING BUSINESS LICENSE RENEWAL LATE FEE for the purpose of adopting a new late fee of \$100 to renew an expired business license.

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

142713

(9-1,9-8)

LEGALS

POLICE ACCOUNTABILITY BOARD **COUNTY COUNCIL OF** PRINCE GEORGE'S COUNTY, MARYLAND **REQUEST FOR APPLICATIONS**

The Prince George's County Council is seeking qualified applicants to serve on the Police Accountability Board. Pursuant to CB-21-2022, the County Council must appoint five members to serve on the eleven (11) member board.

QUALIFICATION REQUIREMENTS: Individuals must meet the qualifications outlined in CB-21-2022, which may be accessed at the following links: pgccouncil.us/LZIS

HOW TO APPLY: To be considered for this position, individuals must complete an application form by 5:00 p.m. on Thursday, September 15, 2022. Individuals who have met the qualifications will be notified of their eligibility by email.

Notice is also hereby given that the County Council of Prince George's County, Maryland, will hold the following informational meeting/listening session for the public to hear from those under consideration by the Council:

> TUESDAY, SEPTEMBER 27, 2022 2:00 P.M. VIRTUAL and IN-PERSON MEETING VIRTUAL: USING THE LINK PROVIDED AT:

https://pgccouncil.us/LIVE IN PERSON: Wayne K. Curry Administration Building, Council Hearing Room, 1301 McCormick Drive, Largo, MD 20774

Public comments, letters of support, or potential candidate questions may be submitted using 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. Comments must be received by 3:00 p.m. on Friday, September 23, 2022.

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

> > (9-1.9-8)

142730

ATTEST: Donna I. Brown Clerk of the Council

142680

LEGALS

TOWN OF EDMONSTON, MARYLAND **Request for Bid Proposals** Asphalt Pavement Resurfacing at Crittenden Street RFP 22-02

The Town of Edmonston, Maryland requests sealed bid proposals for the **Asphalt Pavement Resurfacing at Crittenden Street, RFP 22-02**, as specified in the plans, specifications, drawings and all other contract documents (the "Contract Documents"). A bid bond is required in connection with the submittal of a bid proposal.

Bid proposals must be submitted in original only, on the specified forms, in a sealed envelope marked **Asphalt Pavement Resurfacing at Crittenden** Street, RFP 22-02, and delivered to Edmonston Town Hall, 5005 52nd Avenue, Edmonston, 20781, no later than Tuesday, September 12, 2022 at 4:00 p.m., at which time the sealed bids will be opened and read publicly. Award of a contract will be made by the Mayor & Council of the Town of Edmonston, Maryland at their regular scheduled meeting on September 14.

Copies of the Contract Documents may be downloaded from the Town's website at https://edmonstonmd.gov If you are unable to obtain the Contract Documents from the website, please contact the Town Administrator at 301-699-8806.

The Town of Edmonston, Maryland is an Equal Opportunity Employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited. The Town reserves the right to reject any and all bid proposals and to accept the proposal considered to be in the best interests of the Town.

This is a federally-assisted project subject to federal, state, and local laws and implementation regulations, which include Davis-Bacon wage rates. A list of applicable laws and regulations is contained in the bid package. Additionally, this project has an established goal of 30% of all awarded contracts to approved minority firms.

The contact person for this project is Rodney Barnes, Town Administrator, telephone 301-699- 8806, FAX 301-699-8203, e-mail: rbarnes@edmonstonmd.gov

142630 (9-1,9-8)

LEGALS

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

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

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

You must reclaim these vehicles by: 09/20/2022

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	NISSAN	ALTIMA	VA	UEB6718	1N4AL24E29C104214
2003	FORD	EXPLORER	MD	2EM0434	1FMDU73K33UA52677
2002	TOYOTA	CAMRY	MD	6CM9199	4T1BE32K92U616197
1999	TOYOTA	CAMRY	MD	390Z50	4T1BG22K8XU879728

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

2007	CHEVROLE	T EXPRESS	VA	VAM1896	1GCHG35V771142984
1993	GMC	VANDURA 2500	VA	UFX5387	1GDEG25K9PF520398
2012	DODGE	ADVENGER	MD	5EP5870	1C3CDZAG2CN255021
2006	VOLKSWAC	SEN JETTA	VA	UWV4748	3VWPF71K16M792877
2015	NISSAN	SENTRA	MD	7ED9540	3N1AB7AP0FY257700
2007	CHRYSLER	300	MD	6EM3116	2C3KA53G27H742888

142729

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: 09/23/2022

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

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

3VWRK69M33M101672

WDDDJ72X37A104073

1GNEK18K4RJ434075

1G1GZ11G4HP108705

3VWTG69MX1M158679

2003	VOLKSWAGE	N JETTA		
2007	MERCEDES-B	ENZ CLS-CLAS	s va	6292UQ
1994	CHEVROLET	BLAZER	VA	VZS9959
2001	JETTA	VOLKSWAGEN	ſ	
1987	CHEVROLET	MONTE CARLO)	

8913 OLD ARDMORE RD LANDOVER, MD 20785 301-773-7670

DE XX690709 1M1AW09Y3CM017593 2012 MARK CXO 1996 FREIGHTLINER FL70 MD 2AZ4484 1FV3HFAC5TL670636 2000 INTERNATIONAL 4700 1C3LC45K28N223262 CIVIC MD 9DB0358 1HGES16435L021576 2005 HONDA

CHARLEY'S CRANE SERVICE

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

2006	DODGE	CHERGER			2B3KA53H56H507597
1992	HONDA	ACCORD			1HGCD5655SA105567
2005	HONDA	ACCORD	VA	UDF4233	1HGCM56855A000347
2007	CHEVROLET COBALT		NC	PJX3864	1G1AK55F377191884
2008	TOYOTA	YARIS			JTDBT923381239317
2017	HONDA	CRV	MD	9EV3491	2HKRW1H95HH508641
2008	CHRYSLER	SEBRING			1C3LC45K28N223262
1992	NISSAN	NX			JN1GB36C0NU101862
2006	CADILLAC	CTS			1G6DM57T960104470

LEGALS

DWIGHT F. WILIAMS c/o Hijazi Law Group, LLC 3231 Superior Lane, Suite A-26 Bowie, MD 20715

PUBLICATION ORDER

Plaintiff

SABIRUDDIN AHMED 5301 Westbard Circle, Apt. 107 Bethesda, MD 20816

ARIFA AHMED 5301 Westbard Circle, Apt. 107 Bethesda, MD 20816

ALL OCCUPANTS Woodberry Street Lanham, MD 20706

WELLS FARGO BANK, N.A. Serve on: CSC-Lawyers Incorporating Service Company 7 St. Paul Street Suite 820 Baltimore, MD 21202

PRINCE GEORGE'S COUNTY, **MARYLAND**

Serve on: Prince George's County Office of

14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

and

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all unknown persons having or claiming to have any interest in the property and premises situate, described as:

Parcel A, 15,079.0000 Sq.Ft. Rutledge Blk F Known as: Woodberry Street, Lanham, Maryland 20706

Defendants

In the Circuit Court for Prince George's County, Maryland **CIVIL DIVISION** Case No.: CAE 22-20282

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

Property Address: 00000 Woodberry Street, Lanham, MD 20706 Description: Parcel A, 15,079.0000 Sq.Ft. Rutledge Blk F; Known as: 00000 Woodberry Street, Lanham, MD 20706

Liber/Folio: 07017/386 Assessed To: Ahmed Sabiruddin &

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than seven (7) months from the date of sale has ex-

pired.
It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County hereby:
ORDERED, that notice be given by
the insertion of a copy of this Order
in some weekly newspaper having
a general circulation in Prince George's County, once a week for three successive weeks on or before the 23rd day of September, 2022, warning all persons interested in the said property to be and appear in this Court by the 1st day of November, 2022, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and 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 142681 (9-8,9-15,9-22)

Call 301-627-0900 for a quote.

NOTICE

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

Plaintiffs

Deborah Squirewell aka Deborah R. Squirewell

Defendant 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 pub-lished 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 \$275,000.00.

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)

142614

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

PRINCE GEORGE'S COUNTY

GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 27, 2022

TRANSFER

Ashvinkumar R. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of District Heights Spirits, Inc., t/a District Heights Liquors, 6136 Marlboro Pike, District Heights, 20747 transfer from District Heights Spirits, Inc., t/a District Heights Liquors, 6136 Marlboro Pike, District Heights, 20747, Mitchell David, President/Secretary/Treasurer.

Surjit Ram, Member-Manager, for a Class B+, Beer, Wine and Liquor for the use of Charlie's One, LLC, t/a Charlie's Liquor & Restaurant, 5711 Silver Hill Road, District Heights, 20747 transfer from Char-lie's One, LLC, t/a Charlie's Liquor & Restaurant, 5711 Silver Hill Road, District Heights, 20747, Kiranjit Kaur, President.

NEW- CLASS B(AE), BEER WINE AND LIQUOR

Jody Wildy, Managing Member/Authorized Person, for a Managing Class B(AE), Beer, Wine and Liquor for the use of Bahtom Up, LLC, t/a Artful N Soul, 3409 Perry Street, Mount Rainier, 20712.

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

Cornell Lee Davis, President, Theresa Marie Benish, Vice President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of 505 Lounge, Inc., t/a 505 Lounge, 505 Hampton Park Blvd, Suite J, Capitol Heights,

Ashley Drake, Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Clout Southern Cuisine & Lounge, LLC, t/a 731 Clout Southern Cuisine & Lounge, 731 Cady Drive, Fort Washington, 20744.

NEW- CLASS C(CLV), BEER WINE AND LIQUOR

Clarence Gatling, Commander, Felicia A. Powell, 1st Vice Commander, Roger S. Lowery, Sr., 2nd Vice Commander, for a Class C(CLV), Beer, Wine and Liquor for the use of Glenarden Post No. 275, Inc., t/a Glenarden American Legion Post #275, 8201 Martin Luther King Highway, Glenarden, 20706.

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

David Barnes, Ultimate Member/Manager, David Freshwater, Ultimate Member/Manager, for a Class C(CLF), Beer, Wine and Liquor for the use of Watermark Re-Enquoi for the use of Watermark Retirement Communities, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro, 20774.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 27, 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 31, 2022

142718 (9-8,9-15)

PRINCE GEORGE'S COUNTY GOVERNMENT **BOARD OF LICENSE**

COMMISSIONERS NOTICE OF

PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on October 20, 2022 and will be heard on December 20, 2022. Those licenses are:

Class D, Beer and Wine – 17 BW 69, 17 BW 70, 17 BW 71

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

A virtual hearing will be held via Zoom on Wednesday, October 5, 2022 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director August 31, 2022

142717 (9-8,9-15)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

Plaintiff

JAMES E SMITH

CHEVY CHASE BANK F.S.B. nka CAPITAL ONE NATIONAL ASSO-**CIATION**

METZEROTT ROAD **APARTMENT 204**

and

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

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

1824 Metzerott Road Apartment 204, Hyattsville, MD 20783, 17th Election District, described as follows: Bldg 16 Unit 2 04, 1,760.0000 Sq.Ft. & Imps. Presidential Park, Assmt \$64,000 Lib 08633 Fl 635 Unit 204, and assessed to Smith James E.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25446

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1824 Metzerott Road Apartment 204, Hyattsville, MD 20783 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 16 Unit 2 04, 1,760.0000 Sq.Ft. & Imps. Presidential Park Assmt \$64,000 Lib 08633 Fl 635 Unit

and assessed to Smith James E.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

JOSE N SAGASTIZADO

RUTH L SAGASTIZADO

1800 METZEROTT ROAD APARTMENT 502

and

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

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

1800 Metzerott Road Apartment 502, Hyattsville, MD 20783, 17th Election District, described as follows: Bldg 5 Unit 50 2, 2,718.0000 Sq.Ft. & Imps. Presidential Park, Assmt \$84,000 Lib 37848 Fl 538 Unit 502, and assessed to Sagastizado Jose N Etal.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25445

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1800 Metzerott Road Apartment 502, Hyattsville, MD 20783 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Bldg 5 Unit 50 2, 2,718.0000 Sq.Ft. & Imps. Presidential Park Assmt \$84,000 Lib 37848 Fl 538 Unit

and assessed to Sagastizado Jose N Etal.

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

been paid. been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County

once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

(9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

CHARLES LEE SAUNDERS

PALMA JEAN SAUNDERS 546 WILSON BRIDGE DRIVE #

6747 and

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

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

546 Wilson Bridge Drive # 6747, Oxon Hill, MD 20745, 12th Election District, described as follows: Condominium Bl Dg 17 Unit 6747 B- 2, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge, Assmt \$76,000 Lib 09613 Fl 613 Unit 6747 and assessed to Saunders Charles L & Palma J.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22293

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 546 Wilson Bridge Drive # 6747, Oxon Hill, MD 20745 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Condominium Bl Dg 17 Unit 6747 B- 2, 2,001.0000 Sq.Ft. & Imps. Wilson Bridge Assmt \$76,000 Lib 09613 Fl 613 Unit

and assessed to

Saunders Charles L & Palma J.

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

It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Ordered that notice be given by the in-sertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

Serving Prince George's County Since 1932

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **CARRIE L LEE**

Estate No.: 122581 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 of the will dated <u>DECEMBER 17, 2005</u> and

for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on November 3, 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

142653 (9-1,9-8)

LEGALS

ORDER OF PUBLICATION BRITTANY WILSON-SEY,

PNC BANK, NATIONAL ASSOCI-ATION

1001 CARRINGTON AVENUE

JEAN ABBOTT

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

and

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

1001 Carrington Avenue, Capitol Heights, MD 20743, 18th Election District, described as follows: 3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 13 Blk C, Assmt \$205,400 Lib 13231 Fl 490 and assessed to Abbott Jean.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22303

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1001 Carrington Avenue, Capitol Heights, MD 20743 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

3,990.0000 Sq.Ft. & Imps. Highland Gardens Lot 13 Blk C Assmt \$205,400 Lib 13231 Fl 490 and assessed to Abbott Jean.

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

been paid.

It is thereupon this 29th 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 some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

(9-8,9-15,9-22) 142711

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

ESTATE OF CAROLYN D **SCRIVENS**

8750 RITCHBORO ROAD

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

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

8750 Ritchboro Road, District Height, MD 20747, 15th Election District, described as follows: Plat Three, 1,500.0000 Sq.Ft. & Imps. Forestville Park Lot 133 Blk B, Assmt \$197,967 Lib 06565 Fl 485 and assessed to Scrivens Carolyn D.

IN THE CIRCUIT COURT FOR Case No.: CAE 22-25452

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty: 8750 Ritchboro Road, District Height, MD 20747 in the County of Prince George's, sold by the Collec-tor of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Plat Three 1,500.0000 Sq.Ft. & Imps. Forestville Park Lot 133 Blk B Assmt \$197,967 Lib 06565 Fl 485 and assessed to

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

It is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Or-dered that notice be given by the in-

once a week for three (3) successive ORDER OF PUBLICATION

weeks, warning all persons interested in the Property to appear in this Court by the 1st day of Novem-BRITTANY WILSON-SEY, ber, 2022, and redeem the Property

Plaintiff

KAEREN R HENDERSON REVO-CABLE LIVING TRUST DATED APRIL 21, 2002

2106 FORDHAM STREET

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

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

2106 Fordham Street, Hyattsville, MD 20783, 17th Election District, described as follows: 6,850.0000 Sq.Ft. & Imps. Lewisdale Lot 10 Blk 39, Assmt \$269,033 Lib 15747 Fl 144 and assessed to Henderson Kaeren R Revc Lvg Trst.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22302

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 2106 Fordham Street, Hyattsville, MD 20783 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

6,850.0000 Sq.Ft. & Imps. Lewisdale Lot 10 Blk 39 Assmt \$269,033 Lib 15747 Fl 144

and assessed to Henderson Kaeren R Revc Lvg Trst.

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

essary for redemption have not been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive once a week for three (3) successive weeks, warning all persons inter-ested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereand answer the complaint of there-after a final judgment will be en-tered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all en-cumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8.9-15.9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

VINCENT PARKER

9006 TRUBADOR DRIVE

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

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

9006 Trubador Drive, Clinton, MD 20735, 9th Election District, described as follows: 9,658.0000 Sq.Ft. & Imps. Clinton View Plat Lot 15 Blk J, Assmt \$307,100 Lib 31842 Fl 554 and assessed to Parker Vincent.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-22284

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 9006 Trubador Drive, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

9,658.0000 Sq.Ft. & Imps. Clinton View Plat Lot 15 Blk J Assmt \$307,100 Lib 31842 Fl 554 and assessed to Parker Vincent.

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

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of

redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk

142692 (9-8,9-15,9-22)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

LORENZO RAMOS

SONIA YANIRA MAJANO

EMPIRE FINANCIAL SERVICES, INC. MORTGAGE ELECTRONIC REG-ISTRATION SYSTEMS, INC.

12906 BRICKYARD BOULEVARD

Prince George's County, Maryland (for Maryland Annotated Code 14-

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

Assmt \$446,967 Lib 43894 Fl 177 and assessed to Ramos Lorenzo Etal.

IN THE CIRCUIT COURT FOR

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty: 12906 Brickyard Boulevard, Beltsville, MD 20705 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Plat 13 non Co Nf Use 3,900.0000 Sq.Ft. & Imps. The Brick Yard-pla Lot 304 Assmt \$446,967 Lib 43894 Fl 177

The Complaint states, among

after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all entered to the property.

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

(9-8,9-15,9-22)

NOTICE

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

> Substitute Trustees/ Plaintiffs.

WYIMCO LLC 3903 Dado Court Bowie, MD 20721

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07098

Notice is hereby given this 26th 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 3903 Dado Court, Bowie, MD 20721, 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 26th 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 26th day of September, 2022.

The report states the purchase price at the Foreclosure sale to be \$421,000.00.

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 142675

County Since 1932

142691

PRINCE GEORGE'S COUNTY

Scrivens Carolyn D.

sertion of a copy of this Order in some newspaper having general circulation in Prince George's County and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

clear of all encumbrances.

ORDER OF PUBLICATION

LEGALS

BRITTANY WILSON-SEY,

STEVEN N CANFIELD

MARGIT R CANFIELD

365 MAIN STREET and

(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Prince George's County, Maryland

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

365 Main Street, Laurel, MD 20707, 10th Election District, described as follows: N Side Main St, 2,400.0000 Sq.Ft. & Imps. Laurel Lot 17 Blk 39, Assmt \$335,267 Lib 05959 Fl 844 and assessed to Canfield Steven N & Margit R.

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

Case No.: CAE 22-22283 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty: 365 Main Street, Laurel, MD 20707 in the County of Prince George's, sold by the Collector of

N Side Main St, 2,400.0000 Sq.Ft. & Imps. Laurel Lot 17 Blk 39 Assmt \$335,267 Lib 05959 Fl 844 and assessed to

Canfield Steven N & Margit R.

Taxes for the County of Prince George's and the State of Maryland

to the Plaintiff in this proceeding:

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the

Property, 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

(9-8,9-15,9-22)

Serving Prince George's

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, **MARYLAND** P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: RENEE LORRAINE BALDWIN Estate No.: 124678

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:

P.O. Box 1729

142657

You are hereby notified that a petition has been filed by JIMMIE BALDWIN 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 5, 2022 at 10:30 A.M.

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. REGISTER OF WILLS FOR Prince George's County Cereta A. Lee

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 (9-1,9-8)

LEGALS

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

Boulevard, Brickyard Beltsville, MD 20705, 10th Election District, described as follows: Plat 13 non Co Nf Use, 3,900.0000 Sq.Ft. & Imps. The Brick Yard-pla Lot 304,

PRINCE GEORGE'S COUNTY Case No.: CAE 22-22285

and assessed to Ramos Lorenzo Etal.

essary for redemption have not been paid. been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interweeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or there-

cumbrances

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

vs.

MAHASIN EL AMIN Clerk, Circuit Court for

(9-1,9-8,9-15)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 2017 GAYLORD DRIVE SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Vincent V. Porter, dated January 26, 2007 and recorded in Liber 27166, Folio 617 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$297,000.00, and an original interest rate of 4.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, Main St., Upper Marlboro, MD 20772 [front of George's County, MD 20772 [front of George's Coun 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 20, 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

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

142622 (9-1,9-8,9-15)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway, and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public court for Prince George's County 14735 Main St. auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on SEPTEMBER 20, 2022, AT 11:30

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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser 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 demander and only deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy

LEGALS

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

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

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

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

142623 (9-1,9-8,9-15)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

Plaintiff

WALDEN J DAVIS

9207 LINCOLN AVENUE

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

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

9207 Lincoln Avenue, Upper Marlboro, MD 20772, 15th Election District, described as follows: 19,999.0000 Sq.Ft. & Imps. Little Washington Lot 6 Blk C, Assmt \$201,067 Lib 35700 Fl 172 and assessed to Davis Walden J.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25453

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 9207 Lincoln Avenue, Upper Marlboro, MD 20772 in the County of Prince George's, sold by the Col-lector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this pro-

19,999.0000 Sq.Ft. & Imps. Little Washington Lot 6 Blk C Assmt \$201,067 Lib 35700 Fl 172 and assessed to

Davis Walden J

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks warning all persons interweeks, warning all persons interested in the Property to appear in this Court by the 1st day of Novemthis Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances cumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

6301 HIL MAR DR, UNIT 4-8, LLC

6301 HIL MAR DRIVE UNIT 4-8

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

and

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

6301 Hil Mar Drive Unit 4-8, District Height, MD 20747, 6th Election Disdescribed as follows: 1,960.0000 Sq.Ft. & Imps. Westwood Park Cond, Assmt \$72,000 Lib 40399 Fl 570 Unit 4-8 Bldg 4 and assessed to 6301 Hil Mar Dr Unit 48 LLC.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No.: CAE 22-25450

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 6301 Hil Mar Drive Unit 4-8, District Height, MD 20747 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

1,960.0000 Sq.Ft. & Imps. Westwood Park Cond

Assmt \$72,000 Lib 40399 Fl 570 Unit 4-8 Bldg 4

and assessed to 6301 Hil Mar Dr Unit 48 LLC.

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all encumbrances.

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

True Copy—Test:

Mahasin Él Amin, Clerk

(9-8,9-15,9-22) 142685

LEGALS

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

LINTHICUM HEIGHTS, MD 21090

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

6701 GATEWAY BOULEVARD **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Loretta E. Royal Hall, dated January 31, 2020 and recorded in Liber 43553, Folio 83 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$338,854.00, and an original interest rate of 3.375%, 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 Ifront of Main St. entrance to Duyal Wing of courtbourse complex-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 20, 2022, AT 11:30 AM

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

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

LEGALS

date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be orne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the pur-chaser 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 vaives personal service of any paper filed in connection with such a mowaives 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 development of the production. dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus pro-ceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

<u>14262</u>5 (9-1,9-8,9-15)

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

Plaintiff

MATTIE BRISCOE

ANDRE BRISCOE

5421 TILDEN ROAD

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

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

5421 Tilden Road, Bladensburg, MD 20710, 2nd Election District, described as follows: 5,044.0000 Sq.Ft. & Imps. Washington Suburba Lot 15 Blk H, Assmt \$244,300 Lib 05446 Fl 547 and assessed to Briscoe Mattie

IN THE CIRCUIT COURT FOR Case No.: CAE 22-25449

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 5421 Tilden Road, Bladensburg, MD 20710 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

5,044.0000 Sq.Ft. & Imps. Washington Suburba Lot 15 Blk H Assmt \$244,300 Lib 05446 Fl 547 and assessed to Briscoe Mattie & Andre.

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

lt is thereupon this 29th day of August, 2022, by the Circuit Court for Prince George's County, Ordered that notice be given by the insertion of a sort of this Order in sertion of a copy of this Order in some newspaper having general cir-culation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or therestory final independs will be entered to be a final independent will be a second to the complaint of the comp after a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, 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

(9-8,9-15,9-22)

ORDER OF PUBLICATION BRITTANY WILSON-SEY,

Plaintiff

GEORGE SEYMORE BANK OF AMERICA, N.A.

3414 BELLEVIEW AVENUE

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

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

3414 Belleview Avenue, Hyattsville, MD 20785, 2nd Election District, described as follows: 6,782.0000 Sq.Ft. & Imps. Cheverly Lot 243 Blk 40, Assmt \$370,600 Lib 15856 Fl 191, and assessed to Seymore George.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY Case No · CAF 22-25448

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following propretemption in the following property: 3414 Belleview Avenue, Hyattsville, MD 20785 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

6,782.0000 Sq.Ft. & Imps. Cheverly Lot 243 Blk 40 Assmt \$370,600 Lib 15856 Fl 191 Assmt \$370,600 Lib 15856 Fl 191 and assessed to Seymore George.

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

been paid.

It is thereupon this 29th 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 some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interweeks, warning all persons interested in the Property to appear in this Court by the 1st day of November, 2022, and redeem the Property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all engagements.

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

True Copy—Test: Mahasin El Amin, Clerk

(9-8,9-15,9-22) 142687

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