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 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, 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

142631

(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

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)

LEGALS

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

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

REIT MANAGEMENT LLC

10535 BEACON RIDGE DRIVE

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 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 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)

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

VICTOR HUGO MATIAS

8655 GREENBELT ROAD APART-**MENT 201**

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:

8655 Greenbelt Road Apartment 201, Greenbelt, MD 20770, 21st Election District, described as follows: Courts Condomi Nium Phase III Bld G 8655 Unit 201, 2,051.0000 Sq.Ft. & Imps. Chelsea Woods-phas, Assmt \$106,000 Lib 39036 Fl 260 Unit 8655 2 and assessed to Matias Victor H.

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

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8655 Greenbelt Road Apartment 201, 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:

Courts Condomi Nium Phase III Bld G 8655 Unit 201 2,051.0000 Sq.Ft. & Imps. Chelsea

Woods-phas Assmt \$106,000 Lib 39036 Fl 260 Unit 8655 2 and assessed to

Matias Victor H. The Complaint states, among other things, that the amounts necessary for redemption have not

been paid.

It is thereupon this 6th day of September, 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 8th day of November, 2022, and redeem the Property and answer the complaint or therebeen paid. 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

142741 (9-15,9-22,9-29)

LEGALS

NOTICE

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

Substitute Trustees/

TONZA R. BEASLEY 12122 Apache Tears Circle Laurel, MD 20708 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-17027

Notice is hereby given this 31st 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 12122 Apache Tears Circle, Laurel, MD 20708, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

3rd day of October, 2022. The report states the purchase price at the Foreclosure sale to be

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

Mahasin Él Amin, Clerk

142736 (9-15,9-22,9-29)

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

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 recommendation 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 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

<u>142724</u> (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,

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 en-

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

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 onto area 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 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 602 000 Posints at the time of pure 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 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 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 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>142634</u> (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 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 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 1,000,500/2,855,944,500 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 G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual 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 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

LEGALS

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 reg-ular 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

142635 (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 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 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 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 all Nestdethal 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 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 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

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

LEGALS

142636

NOTICE

REQUEST FOR PROPOSAL NO. FE-09-2022-A A full copy is located on the Revenue Authority of Prince George's

County website @

 $\underline{https://www.princegeorgescountymd.gov/1148/Revenue-Authority;}$ and the Department of Central Services Web site @

https://www.princegeorgescountymd.gov/807/Central-Services

142763

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

8673 GREENBELT ROAD APART-MENT T1

UZOMA OLUMBA

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. 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 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 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

142697 (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

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 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 engumbrances 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) 142698

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 prop-erty: 10124 Campus Way South erty: 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 circuit in Prince Courte's County 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) 142699

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

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

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

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

(9-15)

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 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 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 O. Parcel No. Seventeen of National Harbor Community cated 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 Cof the Timeshare Declaration. Such Standard VOI Processes at Americal G of the Timeshare Declaration. Such Standard VOI possesses a / an Annual 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 there of all the days of the sale by th 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

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 d public utility charges a 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

142637 (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 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 assigned will sell at public auction in front of the Main Charles and conditions thereof. 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 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 ourchase 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.

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 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 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

(9-8.9-15.9-22) 142638

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, Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1103, 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 Designated 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 plate at tacked (the "Plate") with one or more plate at tacked (the "Plate"). (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 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

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

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

142639 (9-8,9-15,9-22)

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 27, 2022

VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, September 27, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-081-2022 - A RESOLUTION CONCERNING CONTRACT AP-PROVAL for the purpose of approving a multi-year contract to procure Claims Administration Services for Prince George's County, Maryland on behalf of the Prince George's County Office of Finance/Risk Management Unit.

CR-098-2022 – A RESOLUTION CONCERNING SECTION 108 LOAN POOL APPLICATION TO ESTABLISH A LOAN POOL FOR HOUSING REHABILITATION, ACQUISITION OF REAL PROP-ERTY, ECONOMIC DEVELOPMENT AND PUBLIC FACILITIES ACTIVITIES for the purpose of approving an application to the United States Department of Housing and Urban Development ("HUD") for an up to twenty five million dollars (\$25,000,000) loan pool pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended, to help bridge financing gaps and enable borrowers to proceed with their respective transactions; create and retain jobs and expand the existing tax base. In addition, the Section 108 Loan Pool provides a valuable source of financing to support larger scale acquisition, economic and mixed-use development, infrastructure and public facilities and preservation of quality affordable housing.

The County Council is currently experiencing technical difficulties with its in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually until further notice.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-

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

<u>142764</u> (9-15,9-22)

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 known as:

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 & Andre.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY 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

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

142686

(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 known as:

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.: CAE 22-25448

The object of this proceeding is to secure the foreclosure of all rights of redemption 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 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 encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

142687 (9-8.9-15.9-22)

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

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 16310 Accolawn Road, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from HÉLEN B. STONÊ and THOMAS L. STONE, dated November 17, 1999 and recorded in Liber 13488 at Folio 344 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 30, 2022 AT 3:00 P.M.

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

PART OF LOT FIFTEEN (15) IN THE SUBDIVISION OF "ACCOKEEK LAWN" AS PER PLAT THEREOF IN PLAT BOOK BB 7 FOLIO 80 CONTAINING 0.57 ACRES AS DESCRIBED IN A DEED DATED JANUARY 7, 1976 AS RECORDED AT LIBER 4573 FOLIO 647.05-61030-00

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

142732 (9-15,9-22,9-29)

LEGALS

LEGAL NOTICE: DRAFT 2021 Consolidated Plan **Annual Performance and Evaluation Report** (CAPER)

Notice is hereby given that the State of Maryland has opened a 15-day public comment period on the Draft 2021 Consolidated Plan Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a planning document required by the U.S. Department of Housing and Urban Development (HUD) and is prepared by the Maryland Department of Housing and Community Development (DHCD). It covers a five year period and is designed to coordinate Federal, and to a lesser extent State, resources to provide decent housing, economic opportunities, and an acceptable living environment for Maryland citizens. The Plan is updated every year during the five year period through an Annual Action Plan, and includes a series of one year goals toward meeting the overall five year goals of the Plan.

Maryland's Consolidated Plan covers the State's non-entitlement jurisdictions. Entitlement jurisdictions are those that receive funding directly from HUD, including Anne Arundel, Baltimore, Harford, Howard, Montgomery and Prince George's Counties, and the Cities of Annapolis, Baltimore, Bowie, Cumberland, Frederick, Gaithersburg, Hagerstown, and Salisbury prepare their own Consolidated Plans and are not covered by the State plan.

As part of the Consolidated Planning process, the State submits a CAPER to HUD which describes the progress the State has made in carrying out the one-year goals contained in the five year Plan. DHCD has completed the third year of the five year Plan that ended June 30, 2022, and the draft CAPER details the progress DHCD made toward its housing and community development goals in the last year.

DHCD is interested in public input and comment on the draft CAPER. We will take written comments (via email) on the report from September 6, through COB September 20, 2022, at the address listed below. In addition, we will hold two virtual public meetings on the CAPER. These real-time virtual public hearings will take place on:

First Hearing: 2021 CAPER

Tuesday, September 6 · 11:30 am - 12:30 pm

Google Meet joining info: https://meet.google.com/ncg-gphm-ehf Or dial: (US) +1 225-434-0390 PIN: 718 605 256 #

Second Hearing: 2021 CAPER Wednesday, September 7 · 6:30 – 7:30 pm

Google Meet joining info: https://meet.google.com/fer-fyht-wxv Or dial: (US) +1 513-839-2752 PIN: 323 319 388 #

The State will make every effort to accommodate those with disabilities by providing the meetings in both audio and visual format. Persons requiring a translator should request one at least three days prior to the virtual hearing they plan to attend. A video link is enclosed if you wish to attend in a video format. Any questions or comments should be directed to the address or email listed below:

The draft Performance Report will be available online on DHCD's website on September 6th at

https://dhcd.maryland.gov/Pages/ConsolidatedPlan.aspx.

For more information, contact:

Director, Housing and Economic Research Office

Bernice Mensah

Acting Senior Housing Policy Analyst Maryland Department of Housing and Community Development

7800 Harkins Road Lanham, Maryland 20706 (301) 429-7446 or Maryland Relay for the Deaf at 1 (800) 735-2258

bernice.mensah@maryland.gov

142731 (9-15)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C. Attorneys and Counselors At Law

1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

7740 Lakecrest Drive, Greenbelt, MD 20770

By virtue of the power and authority contained in a Deed of Trust from Patricia Daukantas, dated November 22, 2002 and recorded in Liber 16618 at Folio 394 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 30, 2022 AT 3:15 P.M.

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

Unit Numbered Seven Thousand Seven Hundred Forty (7740), As Established Pursuant To The Horizontal Property Act Of The State of Maryland Known As and Called "Charlestown Village Condominium" As Per Plat Filed In Condominium Building Plat Book 53 at Plat 74, As Established Pursuant To Master Deed Dated May 31, 1972 And Recorded June 12, 1972 In Liber 4080, Folio 565, By Eressler & Rhiner, Inc. A Delaware Corporation And Being Part Of The Subdivision Known As And Called "Parcel A, Charlestown Village," As Per Plat Filed In Plat Book of Prince George's County, Maryland; Being In the 21st Election District: Tax Account No. 21-2315414.

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

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale

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

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

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

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

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

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

(9-15,9-22,9-29)

142735

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, SEPTEMBER 27, 2022

VIRTUAL MEETING VIEW USING THE LINK PROVIDED AT: https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, September 27, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual as Commissioner for the Washington Suburban Sanitary Commission (WSSC) representing Prince George's County:

Ms. Lynnette D. Espy-Williams Appointment

Replacing: Mr. Christopher Lawson Term Expiration: 6/1/2024

Appointment of the following individual to the Redevelopment Authority Board of Prince George's County:

Ms. Madye G. Henson Appointment

Replacing: Mr. David C. Harrington Term Expiration: 7/28/2025

Appointment of the following individual as Director of the Department of Public Works and Transportation (DPW&T) for Prince George's County:

Mr. Michael D. Johnson, P.E

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

Ms. Sharon C. McInnis Appointment: Citizen Member Replacing: Vacant Term Expiration: 6/30/2024

Appointment of the following individuals as members of the Commission for Individuals with Disabilities for Prince George's County:

Mr. Kafi B. Agboola, RPh Appointment: Agency/Provider Member Replacing: Vacant (Donna Njoku) Term Expiration: 7/01/2025

Appointment Agency/Provider Member Mr. William R. Brownlee Replacing: Andrea Thomas Term Expiration: 7/01/2023

Ms. Veronica L. Davila-Steele Reappointment: Consumer Member Term Expiration: 7/1/2025

LEGALS

Ms. Tiffany C. Harkless Reappointment: General Member Term Expiration: 7/1/2025

Appointment: Agency/Provider Member Ms. Phyllis A. Holton

Replacing: Vacant (Oyetunde Oyegoke) Term Expiration: 7/1/2024

Ms. Doris L. Jones Appointment: Consumer Member Replacing: Lynda Taylor

Term Expiration: 7/1/2023

Mr. Frederick J.M. Kamara Appointment: Consumer Member Replacing: Gloria Jones Swieringa Term Expiration: 7/1/2024

Mr. James E. McDowell

Ms. Natalie G. Mitchell

Appointment: General Member Replacing: Vacant (Susan Stanley)

Term Expiration: 7/1/2025

Appointment: General Member Replacing: Vacant (Barbara Harris) Term Expiration: 7/1/2023

Reappointment: Consumer Member Mr. Raymond Raysor

Term Expiration: 7/1/2023 Ms. Marja L. Reed Reappointment: Agency/

Provider Member Term Expiration: 7/1/2025 The County Council is currently experiencing technical difficulties with its

in-house meeting production operations. This means, pursuant to Council Rule 4.7, that all Council sessions will be conducted virtually until further 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 <u>will not</u> be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them

will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

> > (9-15,9-22)

ATTEST: Donna J. Brown Clerk of the Council

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

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 30, 2022 AT 3:10 P.M.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHT-EEN (18), IN A SUBDIVISION KNOWN AS "PHELP'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARL-BORO, MD 20772.

TAX ID #: 15-3641412.

TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE **COMPANY**

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

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

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratifi-

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

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

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

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

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

142734 (9-15,9-22,9-29)

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

6704 GENEVA LN. **TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated June 25, 2004, recorded in Liber 20115, Folio 251 among the Land Records of Prince George's County, MD, with an original principal balance of \$194,118.00, 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

OCTOBER 4, 2022 AT 11:13 AM

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

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

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 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 reproposible for shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle 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. 348888-1)

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

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



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

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

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, 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



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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CATHERINE HINTON**

Notice is given that Sandra Hinton, whose address is 2735 31st Place NE, Washington, DC 20018, was on September 1, 2022 appointed Personal Representative of the estate of Catherine Hinton who died on July 8, 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 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.

SANDRA HINTON Personal Representative

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

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)

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

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



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

<u>14</u>2628 (9-1.9-8.9-15)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON DAVID TYLER JR

Notice is given that Patreese E Lunsford, whose address is 1171 Bayview Vista, Annapolis, MD 21409, was on September 2, 2022 appointed Personal Representative of the estate of Leon David Tyler Jr, who died on July 30, 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 probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 2nd 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 other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills

PATREESE E LUNSFORD

March, 2023.

decedent's death; or

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

a/k/a Stephanie Elizabeth Morgan a/k/a Stephanie Elizabeth Barnes

142750

AND Barnes Family Trust

Stephanie E. Morgan,

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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(9-15,9-22,9-29)

142627

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLIVIA JONES**

Notice is given that Marcell R Jones, whose address is 893 Marengo Street, Annapolis, MD 21401, was on September 1, 2022 appointed Personal Representative of the estate of Olivia Long who died on July 20 Olivia Jones who died on July 20, 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 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 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.

MARCELL R JONES Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126339 142755 (9-15,9-22,9-29)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125834 142756 (9-15,9-22,9-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BYRON ALLEN MATTHEWS

Notice is given that Jasmine Matthews Curtis, whose address is 9015 Elk Ave, Upper Marlboro, MD 20774, was on September 2, 2022 appointed Personal Representative of the estate of Byron Allen Matthews, who died on July 29, 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 2nd day of March, 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.

JASMINE MATTHEWS CURTIS Personal Representative

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 126196 142759 (9-15,9-22,9-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROLYN WILLIAMS** AKA: CAROLYN ELIZABETH WILLIAMS

Notice is given that Melissa Nixon, whose address is 617 S Walter Reed Drive, Arlington, VA 22202, was on September 6, 2022 ap-pointed Personal Representative of the estate of Carolyn Williams, who died on May 16, 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 heir objections with the Register of Wills on or before the 6th day of March, 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.

MELISSA NIXON Personal Representative

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

142760

Upper Marlboro, MD 20773-1729 Estate No. 125811

(9-15,9-22,9-29)

Personal Representative

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

Estate No. 126090 142761 (9-15,9-22,9-29)

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

LINTHICUM HEIGHTS, MD 21090 SUBSTITUTE TRUSTEES' SALE OF IMPROVED

> 3120 COURTSIDE ROAD **BOWIE, MD 20721**

REAL PROPERTY

Under a power of sale contained in a certain Deed of Trust from Mark A. Branch, dated June 4, 2007 and recorded in Liber 28350, Folio 353 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$697,500.00, and an original interest rate of 6.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 4, 2022, AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

> E.T. Newell & Co. Inc 912 E. 25th Street, Baltimore MD 21218 5 www.melnicknewell.com

142742 (9-15,9-22,9-29)

> Serving Prince George's County Since 1932

> > **SMALL ESTATE**

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Johnny Booze,

whose address is 6705 Tiara Court, Clinton, MD 20735, was on Septem-

ber 2, 2022 appointed personal representative of the small estate of Maxine D Booze, who died on

Further information can be ob-

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

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

within 30 days after the date of publication of this Notice. All persons

having an objection to the probate of the will shall file their objections with the Register of Wills within six

months after the date of publication

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Register 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

of the following dates:

decedent's death; or

ery of the notice.

thereafter.

CERETA A. LEE

contacting the personal represen-

March 7, 2022 without a will.

tative or the attorney.

of this Notice.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MAXINE D BOOZE

DUNSTON BOOZE

AKA: MAXINE DELORES

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DENARD A JACKSON**

Notice is given that Patricia Jackson, whose address is 3509 Leslie Avenue, Temple Hills, MD 20748, was on September 6, 2022 appointed personal representative of the small estate of Denard A Jackson, who died on March 26, 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 de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

PATRICIA JACKSON Personal Representative

142753

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

Estate No. 126362

(9-15)

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 126400 142754 (9-15)

JOHNNY BOOZE

REGISTER OF WILLS FOR

Personal Representative

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8211 CAGLE ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Benjamin F. Bartolome, and Beatriz M. Bartolome, dated February 8, 2007 and recorded in Liber 27185, Folio 429 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,000.00, and an original interest rate of 6.375%, 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 [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 OCTOBER 4, 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

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

142743 (9-15,9-22,9-29)

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

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 8241 Surratts Rd., Clinton, MD 20735-3165

By virtue of the power and authority contained in a Deed of Trust from CATANIA M. GREGORY, dated October 22, 2019 and recorded in Liber 42852 at Folio 460 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 30, 2022 AT 3:05 P.M.

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

ALL THAT LOT OF GROUND, SITUATE IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

BEGINNING AT AN IRON PIPE SET ON THE SOUTH SIDE OF SUR-RATTS ROAD (30' WIDE) AND SAID IRON PIPE SET BEING AT THE END OF THE THIRTY FIFTH (35TH) COURSE DESCRIBED IN A CONVEYANCE TO THE POTOMAC ELECTRIC POWER COM-PANY RECORDED IN LIBER 4164 AT FOLIO 438 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND; THENCE LEAVING SAID BEGINNING POINT AND RUNNING WITH THE SOUTH SIDE OF THE SAID SURRATTS ROAD AND WITH A PART OF THE OUTLINE OF THE SAID CONVEYANCE TO PEPCO, S.64° 53' 46" E. 48.65 FEET TO A POINT; THENCE 153.79 FEET ALONG AN ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 727.20 FEET AND A CHORD BEARING AND DISTANCE OF S. 07° 57′ 16″ E. 153.50 FEET TO AN IRON PIPE SET AT THE END OF THE THIRTY SEVENTH (37TH) COURSE OF SAID CONVEYANCE TO PEPCO; THENCE LEAVING SAID SUR-RATTS ROAD AND LEAVING THE OUTLINE OF SAID CON-VEYANCE TO PEPCO AND CUTTING THROUGH AND ACROSS THE LAND OF SAID PEPCO ON NEW LINES OF DIVISION NOW BEING ESTABLISHED, S. 3° 04' 03" E. 538.62 FEET TO AN IRON SET; THENCE N. 6° 04' 08" W. 600.00 FEET TO THE PLACE OF BEGIN-NING, CONTAINING 2.17542 ACRES OF LAND ACCORDING TO A SURVEY AND PLAT MADE BY ALBERT A. WALKER, PROFES-SIONAL LAND SURVEYOR, IN JULY, 1988.

BEING A PART OF A 268.3467 ACRE TRACT OF LAND FIRSTLY DESCRIBED IN A CONVEYANCE BY DEED DATED DECEMBER 20, SCRIBED IN A CONVEYANCE BY DEED DATED DECEMBER 20, 1972, FROM THE WASHINGTON GAS LIGHT COMPANY, A CORPORATION OF THE DISTRICT OF COLUMBIA AND THE COMMONWEALTH OF VIRGINIA TO THE POTOMAC ELECTRIC POWER COMPANY, A DISTRICT OF COLUMBIA AND VIRGINIA CORPORATION AND THE RIGHTS NATIONAL BANK OF WASH-INGTON D.C. TRUSTEE, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 4164 AT FOLIO 438

TOGETHER WITH AND SUBJECT TO A NONEXCLUSIVE EASE-MENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, RE-PAIR, OPERATION AND INSPECTION OF A JOINT PRIVATE EN-TRANCE DRIVEWAY, INCLUDING ALL APPURTENANCES **LEGALS**

RELATIVE THERETO IN THROUGH AND OVER THE FOLLOWING DESCRIBED LAND; BEING TWENTY (20) FOOT WIDE STRIP OR PARCEL OF LAND THE CENTERLINE OF WHICH BEGINS AT THE COMMON NORTH CORNER OF LOTS 1 AND 2 "DEER RUN FARM" AND THENCE RUNS WITH THE COMMON PROPERTY LINE OF SAID LOTS 1 AND 2, SOUTH 3° 04' 03" EAST FOR A DISTANCE OF 180 FEET, TEN FOOT BY THE FULL LENGTH IS ON LOT 1 AND TEN FOOT BY THE FULL LENGTH IS ON LOT 2 OF THE ACREAGE TRACT K/A "DEER RUN FARM".

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

TERMS OF SALE: A deposit of \$28,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,

AND ERICA T. DAVIS

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

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

142733

BWW LAW GROUP, LLC 6003 Executive Boulevard, Suite 101

Rockville, MD 20852 (301) 961-6555

(9-15,9-22,9-29)

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

11106 BENNINGTON DR. UPPER MARLBORO, MD 20774

AND ANY IMPROVEMENTS THEREON

Under a power of sale contained in a certain Deed of Trust dated July 7, 2006, recorded in Liber 25598, Folio 452 among the Land Records of Prince George's County, MD, with an original principal balance of \$271,750.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 4, 2022 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346266-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

PUBLICATION ORDER

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

Plaintiff

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

and

ARIFA AHMED 5301 Westbard Circle, Apt. 107

ALL OCCUPANTS Woodberry Street Lanham, MD 20706

WELLS FARGO BANK, N.A. CSC-Lawyers Incorporating Service Baltimore, MD 21202

and

PRINCE GEORGE'S COUNTY,

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, de-

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**

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,

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

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

Prince George's County hereby: ORDERED, that notice be given by the insertion of a copy of this Order warning all persons interested in the said property to be and appear in this Court by the 1st day of No-vember, 2022, and redeem the Propthereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, 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) PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

SEPTEMBER 27, 2022

REGULAR SESSION

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

TRANSFER

Article.

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 Charlie'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 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, 20743.

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

Roger S. Lowery, Sr., 2nd Vice Comnarden American Legion Post #275, 8201 Martin Luther King Highway, Glenarden, 20706.

NEW- CLASS C(CLF), BEER

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

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

(9-8,9-15)142718

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-**RAGWAR

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

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

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELA SAMUELS-OWENS

Notice is given that Mark Samuels-Thompson, whose address is 1012 Kings Heather Drive, Bowie, MD 20721, was on August 19, 2022 appointed personal representative of the small estate of Angela Samuels-Owens, who died on August 2, 2022 without a will.

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

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

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

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

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

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

> MARK SAMUELS-THOMPSON Personal Representative

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

Estate No. 126254 142752 (9-15)

McLean, VA 22102 703-442-4160

David C. Majors, Esq.

1750 Tysons Blvd. Ste 1500

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 22, 2022 appointed Personal Repre sentative 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 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 repre-sentative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the

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

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

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

ROBIN RUCKER GAILLARD 1401 Mercantile Lane, Suite 571 Largo, MD 20774 301-363-2933

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY N GREENE

Notice is given that Everett A Greene Sr, whose address is 15010 Peartree Drive, Bowie, MD 20721, and Mya J Greene, whose address is 4403 Hargrove Road, Temple Hills, MD 20748, were on August 31, 2022 appointed Co-Personal Representa-tives of the estate of Gregory N Greene who died on September 30, 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 co-personal representatives or the attorney.

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

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

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

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

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

EVERETT A GREENE SR MYA J GREENE Co-Personal Representatives

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

Estate No. 121917 142757 (9-15,9-22,9-29)

LEGALS

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to install new antennas at a centerline height of 80 feet on an 88-foot building with an overall building height of 94 feet at the approx. vicinity of 36 Fieldhouse Drive, College Park, MD 20740. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, McKayla Grasham, m.grasham@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286,410-853-7128

142744 (9-15)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

Steven D Campen 3409 A Urbana Pike Frederick, MD 21704 301-668-5808

NOTICE OF APPOINTMENT NOTICE TO CREDITORS 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.

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

Further information can be ob-

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 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.

LOIS MCCUTCHEON Personal Representative

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

(9-1,9-8,9-15)142667

Estate No. 126124

Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC

110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

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. Claim forms may 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 142670 (9-1,9-8,9-15)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

PUBLIC HEARING

Ordinance O-4-22 Authorizing the Purchase of Two Surplus Parcels of Land Owned by the Maryland State Highway Administration, Parcel 0 (Tax ID No. 1635671) Containing 3.16 Acres and Parcel N (Tax ID No. 16356663) Containing 5.24 Acres as Shown on Tax Map 37, Grid D-4, and Highbridge-Plat 19 Plat No. 146022, at a Cumulative Purchase Price of \$18,346.91, and Authorizing the City Manager to Execute a Contract of Sale Therefor.

INTRODUCED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 6, 2022.

A Public Hearing is scheduled to be held at 8:00 p.m., Monday, September 19, 2022 in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting or can email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, September 19, 2022. Residents may attend the meeting in person or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996.

For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

> Alfred D. Lott City Manager

142745 (9-15)

NOTICE

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

John E. Dotson a/k/a Johnnie Earl Dotson

AND

Lindin L. Dotson, a/k/a Lindin Louise Dotson

5800 66th Avenue Riverdale, MD 20737

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-15541

Notice is hereby given this 31st 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 3rd day of October, 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 3rd day of October, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$255,000.00. The property sold herein is known as 5800 66th Avenue, Riverdale, MD 20737.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (9-15,9-22,9-29)

142739

NOTICE

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

Alice L Lewis

AND

Joseph S. Saffell, Jr. 9208 Ispahan Loop Laurel, MD 20708

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

Case No. CAEF 22-13028 Notice is hereby given this 7th day of September, 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 7th day of October, 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 7th day of October, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$310,000.00. The property sold herein is known as 9208 Ispahan Loop, Laurel, MD 20708.

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

True Copy—Test: Mahasin El Amin, Clerk 142751

(9-15,9-22,9-29)

Bethesda, MD 20816

Serve on: Company 7 St. Paul Street Suite 820

MARYLAND Serve on:

scribed as:

Case No.: CAE 22-20282

MD 20706

although more than seven (7) months from the date of sale has ex-It is thereupon this 29th day of August, 2022, by the Circuit Court for

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, erty, and answer the Complaint, or

clear of all encumbrances

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

Substitute Trustees/

KENNETH IKARD 8401 Willet Place Clinton, MD 20735 Defendant(s).

Maryland, that the sale of the property mentioned in these proceedings and described as 8401 Willet Place, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONSTRUCTION TO CONSTRUCTION OF THE PROPERTY OF THE STRUCTION OF THE PROPERTY FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper

3rd day of October, 2022. The report states the purchase price at the Foreclosure sale to be \$274,130.00.

printed in said County, once in each of three successive weeks before the

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

Clarence Gatling, Commander, Felicia A. Powell, 1st Vice Commander, mander, for a Class C(CLV), Beer, Wine and Liquor for the use of Gle-narden Post No. 275, Inc., t/a Gle-

WINE AND LIQUOR

A virtual hearing will be held via

LEGALS

George's County, Maryland Case No. CAEF 22-07899 Notice is hereby given this 31st day of August, 2022, by the Circuit Court for Prince George's County,

In the Circuit Court for Prince

MAHASIN EL AMIN

Clerk, Circuit Court for

142737 (9-15,9-22,9-29)

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

Substitute Trustees/

In the Circuit Court for Prince

George's County, Maryland Case No. CAEF 22-02203

CATHERINE FOX 2810 Birdseye Lane Bowie, MD 20715 Defendant(s).

Notice is hereby given this 31st 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 2810 Birdseye Lane, Bowie, MD 20715, made and reported by the Substitute Trustee, be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2022, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

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

MAHASIN EL AMIN

Clerk, Circuit Court for

Prince George's County, MD

(9-15,9-22,9-29)

3rd day of October, 2022.

True Copy—Test:

142738

Mahasin El Amin, Clerk

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 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 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 12.08 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 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

142643 (9-8,9-15,9-22)

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: 09/23/2022

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

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

2003	TOYOTA	CAMRY	MD	1EZ4031	4T1BE32K03U216692
1996	CHEVROLE	T SUBURBAN	TX	BG34688	3GNFK16R8TG123598
2008	LEXUS	LEXUS	MD	7AC5411	2T2HK31U98C054068
2011	GMC	YUKON	DC	FH5192	1GKS2EEF4BR265486

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

2015	NISSAN	ALTIMA	MD	2DG4533	1N4AL3AP7FN386216
2006	BMW	525IA	DC	FG4631	WBANE53526CK84392
2011	DODGE	JOURNEY	MD	4DL4991	3D4PG1FG1BT524321
1984	FORD	F150	DC	FF8435	1FTFF14H1FNIA48773

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

2004	BUICK	LESABRE	VA	UGX1048	1G4HP54K244176873
2009	FORD	FLEX	VA	40583X	2FMEK63C49BB07603
2018	TOYOTA	RAV4	MD	1EW0534	2T3JFREV9JW780637

142767 (9-15)

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 (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 497,000 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 Lie 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

142644 (9-8,9-15,9-22)

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: 10/01/2022

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

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

2012	NISSAN	MAXIMA			1N4AA5AP8CC831037
2001	ACURA	CL	MD	R5058920	19UYA42421A026006
1997	CHEVROLE	ΓEXPRESS			1GBHG31R7V1001746
2015	DODGE	RAM	MD	402E34	3C63RRGL0FG546719
2018	KAUFMAN	TRAILER			5VGFW5328JL009162
2004	NISSAN	FRONTIER	MD	9CP9765	1N6MD29Y24C455749

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

2007 CHEVROLET SILVERADO 3GCEK13C27G553914

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

1996	HONDA	ACCORD			1HGCD5657TA046636
2012	CHEVROLE	Γ IMPALA	MD	3BL3377	2G1WF5E33C1312713
2012	AUDI	A4			WAUSFAFL7CA056267
2002	HONDA	CRV	VA	UHP1920	JHLRD78472C080851
2004	CADILLAC	DEVILE			1G6KE57Y04U182187
2004	FORD	E350			1FDWE35L54HA96145

LEGALS

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

 2004
 GMC
 ENVOY
 2FABP7CV3AX146650

 2002
 FORD
 TAURUS
 1FAHP53U72G135051

 2004
 GMC
 ENVOY
 1GKET12S346170152

 2002
 MAZDA
 B 3000
 MD
 72V788
 4F4YR12UX2TM05130

<u>142766</u> (9-15)

LEGALS

ASSIGNEE'S SALE 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 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 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>142645</u> (9-8,9-15,9-22)

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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)

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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

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

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

142714

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEROY MONTAGUE

Notice is given that Kevin V. Montague, whose address is 14106 Silver Teal Way, Upper Marlboro, MD 20774, was on September 7, 2022 appointed Personal Representative of the estate of Leroy Montague, who died on November 2, 2021 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th 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 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.

> KEVIN V. MONTAGUE Personal Representative

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

142758

Estate No. 126354

(9-15,9-22,9-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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 Lind Drive Lebrson who died to 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 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 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

142666

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

Estate No. 126214 (9-1,9-8,9-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS 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 extreme of Chic McLean In who 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 represen-tative or the attorney.

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

REAIAH MCLEAN Personal Representative

142668

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 125468

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

142726

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE V TOLBERT

Notice is given that LAVERNE COVINGTON, whose address is 7403 Kipling Parkway, District Heights, MD 20747, was on August 12 Co. 2002, pages 14 Pages 12 Pages 14 Page 26, 2022 appointed Personal Representative of the estate of Charlotte V Tolbert, who died on December 27, 2017 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 26th 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 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.

LAVERNE COVINGTON 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)

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

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.

the estate of Mario Monge Hercules

who died on December 5, 2020

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

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

142727

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

142728

Estate No. 120084

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY LOU DAVIS

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 October 16, 2020 without a will.

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

LISA THORNTON Personal Representative

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

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

The Prince George's Post

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ORDER OF PUBLICATION

BRITTANY WILSON-SEY,

VIRGIL P FORBES

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

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. 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)

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 entered foreclosing all rights of redemption in the Property, and vesting in the Plaintiff title to the Property, free and clear of all enterprises.

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

True Copy—Test: Mahasin El Amin, Clerk

142703

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

DAVID L JENKINS

5633 JAMESTOWN ROAD

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

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

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

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.

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

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

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

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 nec 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 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

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

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,

BLADENWOODS CONDO-MINIUM, INC.

5202 NEWTON STREET APART-

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

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.

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:

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

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)

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)

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 as-

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.

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 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

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

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 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 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

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 known as:

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.

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

It is 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 powerpoor baying general circulation. of a copy of this Order in some newspaper having general circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ested in the Property to appear in this Court by the 1st day of Novem-ber, 2022, and redeem the Property and answer the complaint or thereand 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

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

ORDER OF PUBLICATION

BARBARA F JOHNSON

3310 HUNTLEY SQUARE DRIVE **APARTMENT A2**

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

claiming to have any interest in the fee simple in the properties and scribed 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 Barbara F.

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 property: 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:

Unit 3310-a-2 2,023.0000 Sq.Ft. & Imps. Huntley Square Con

Johnson Barbara F. The Complaint states, among other things, that the amounts nec-

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-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 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 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

True Copy—Test: Mahasin El Amin, Clerk

142709

PRINCE GEORGE'S COUNTY

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

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.

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

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 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

Terence Sheppard Director August 31, 2022

(9-8,9-15)

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

14105 BOWSPRIT LANE APART-

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

culation in Prince George's County once a week for three (3) successive

cumbrances.

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 Ruatan 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.

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 12th day of February, 2023.

Further information can be ob-

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

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

(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

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

1836(b)(1)(v) purposes only) Any and all persons having or

Case No.: CAE 22-22296

5,250.0000 Sq.Ft. & Imps. Queens

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-

George's and the State of Maryland to the Plaintiff in this proceeding:

Plaintiff

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

known as:

IN THE CIRCUIT COURT FOR

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

It is thereupon this 29th day of August, 2022, by the Circuit Court

ORDER OF PUBLICATION

and Any and all persons having or

sessed to Reit Management LLC.

The Complaint states, among other things, that the amounts nec-

clear of all encumbrances

BRITTANY WILSON-SEY, Plaintiff

Any and all persons having or premises situate, lying and being in the County of Prince George's de-

Assmt \$83,000 Lib 40281 Fl 352 Unit 3310 A and asse

essary for redemption have not been paid.

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

> **GOVERNMENT BOARD OF LICENSE COMMISSIONERS**

Those licenses are:

Class C Licenses/On Sale, Class

142717

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

9910 HILLANDALE WAY BOWIE A/R/T/A MITCHELLVILLE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 7, 2007, recorded in Liber 28759, Folio 372 among the Land Records of Prince George's County, MD, with an original principal balance of \$326,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 4, 2022 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$27,000 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 and the Purchaser. 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 not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 353273.1) No. 353223-1)

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

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



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3612 DIXON ST. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated April 12, 2007, recorded in Liber 28242, Folio 507 among the Land Records of Prince George's County, MD, with an original principal balance of \$217,600.00, 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

OCTOBER 4, 2022 AT 11:09 AM

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

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

Terms of Sale: A deposit of \$20,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. 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 depied by not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter

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

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



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

LEGALS

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

4205 GLENN DALE RD. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated July 11, 2008, recorded in Liber 29893, Folio 178 among the Land Records of Prince George's County, MD, with an original principal balance of \$544,185.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

OCTOBER 4, 2022 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all publicable and applicable and applicable and applicable and applicable. 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 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. 342670-1)

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

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



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<u>142747</u> (9-15,9-22,9-29) <u>142748</u> (9-15,9-22,9-29) <u>142749</u> (9-15,9-22,9-29)

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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.

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)

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

LEGALS

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **IDA NICHOLSON** Estate No.: 125556

NOTICE OF JUDICIAL PROBATE

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-

To all Persons Interested in the

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

142723 (9-8,9-15)

LEGALS

ORDER OF PUBLICATION BRITTANY WILSON-SEY,

JEAN ABBOTT

PNC BANK, NATIONAL ASSOCI-ATION

1001 CARRINGTON AVENUE

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, Or-dered 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

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

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 PRINCE GEORGE'S COUNTY Case No.: CAE 22-25452

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 8750 Ritchford 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 Scrivens Carolyn D.

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 ORDER OF PUBLICATION weeks, warning all persons inter-BRITTANY WILSON-SEY,

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 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

clear of all encumbrances.

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

LEGALS

ORDER OF PUBLICATION

BRITTANY WILSON-SEY, Plaintiff

STEVEN N CANFIELD

MARGIT R CANFIELD

365 MAIN STREET

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:

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 property: 365 Main Street, Laurel, MD 20707 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:

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.

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 rince George's Count dered 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 enafter 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) 142691

LEGALS

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

Brendan N. Simo

15623 Elsmere Court Bowie, MD 20716 Defendants

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-15549

Notice is hereby given this 31st 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 3rd day of October, 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 3rd day of October, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$250,000.00. The property sold herein is known as 15623 Elsmere Court, Bowie, MD 20716.

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

(9-15,9-22,9-29)

142740

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:

KAEREN R HENDERSON REVO-

CABLE LIVING TRUST DATED

Prince George's County, Maryland

(for Maryland Annotated Code 14-

2106 FORDHAM STREET

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

APRIL 21, 2002

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 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 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

(9-8.9-15.9-22)

LEGALS

ORDER OF PUBLICATION

VINCENT PARKER

BRITTANY WILSON-SEY,
Plaintiff

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 14-1836(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:

Boulevard, Brickyard

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY

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

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

essary for redemption have not been paid.

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

LEGALS

NOTICE

CARRIE M. WARD, et al.

WYIMCO LLC

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.

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

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

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

Case No.: CAE 22-22285

Prince George's and the State of Maryland to the Plaintiff in this proceeding:

and assessed to Ramos Lorenzo Etal.

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 Novem-ber, 2022, and redeem the Property

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

True Copy—Test: Mahasin El Amin, Clerk

6003 Executive Blvd., Suite 101 Rockville, MD 20852

3903 Dado Court Bowie, MD 20721

Substitute Trustees/

Plaintiffs.

True Copy—Test: Mahasin El Amin, Clerk 142675

LEGALS

Plaintiff

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 Vin-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 Main St. entrance to Duval Wing of courthouse complex--If courthouse sclosed due to inclement weather or other emergency, sale shall occur at time previously scheduled on next day that court sits.] on SEPTEMat 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, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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 suction at the Circuit for Prince County 17725 Mein 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 scheduled, 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and set-tlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail 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

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

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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 Disdescribed 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 Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this prosection.

19,999.0000 Sq.Ft. & Imps. Little Washington Lot 6 Blk C Assmt \$201,067 Lib 35700 Fl 172 and assessed to

Davis Walden 1

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 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 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) 142683

ORDER OF PUBLICATION

BRITTANY WILSON-SEY,
Plaintiff

6301 HIL MAR DR, UNIT 4-8, LLC

6301 HIL MAR DRIVE UNIT 4-8

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:

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:

 $1,960.0000 \, \mathrm{Sq.Ft.} \, \& \, \mathrm{Imps.} \, \mathrm{Westwood}$ 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 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) 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 [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 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 vaives 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 corporation demands and any deficiency in the underlying dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

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

142625 (9-1,9-8,9-15)

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

SUBSTITUTE TRUSTEES' SALE IMPROVED REAL PROPERTY

3910 ONEIDA PLACE, **HYATTSVILLE, MD 20782**

Under a power of sale contained in a certain Purchase Money Deed of Trust from Ivan E. Collazo-Nunez and Natalie F. Rayner dated June 15, 2007 and recorded in Liber 28139, Folio 454, among the Land Records of Prince George's County, MD, default having occurred under the terms thereof, and at the request of the parties secured thereby, the undersigned Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, located at 14735 Main Street, Upper Marlboro, MD 20772 (Front of Main Street entrance Duval Wing of Courthouse complex).

OCTOBER 4, 2022 AT 11:30 AM

Being Known and designated as Lots Numbered One Hundred Thirtytwo and One hundred Thirty-Three.

132 & 133) in Block lettered "D" in subdivision known as "SECTION 3, HYATTSVILLE HILLS' as per plat thereof recorded in Plat Book SDH 3 at plat 20 among the Land Records of Prince George's County,

ALL THAT FEE SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, the property address known as 3910 Oneida Place, Hyattsville, MD 20782.

Tax ID # 16-1826049

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

TERMS OF SALE: A deposit of \$25,000.00 will be required at the time of sale, such deposit to be in cashier's check or certified check, or other form acceptable to the Substitute Trustees in their sole discretion. Balance of the purchase price is to be paid in cash within ten (10) days of the final ratification of sale by the Circuit Court for Prince George's County. If payment of the balance does not take place within ten (10) days of ratification, the deposit(s) may be forfeited, and the property may be resold at the risk and expense of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. Interest to be paid on unpaid purchase money at the rate of 4.25000% per annum from date of sale to date funds are received in the office of the Substitute Trustees in the event the property is purchased by someone other than the holder of the indebtedness. In the event settlement is delayed for any reason, there shall be no abatement of interest. All taxes, ground rent, water, condominium fees and/or homeowner association dues, all public charges, assessments payable on an annual basis, including sanitary and/or metropolitan district charges, and front foot benefit charges, if applicable, to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes and settlement expenses for the property 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. If the Substitute Trueses are unable to from the date of sale forward. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit to purchaser, this sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustees. The conveyance of the property by the Substitute Trustees to the purchaser at settlement shall be by Trustees' Deed without covenants or special warranties.

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

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

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

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

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

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

142765

(9-15,9-22,9-29)