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LEGALS

ORDER OF PUBLICATION

Antoine Mathews
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106
Plaintiff

vs.

WESTPOINT LLC
Prince George's County, Maryland
AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES, ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division
C-16-CV-23-001949

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

Prince George's County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES, ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

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

It is thereupon this 1st day of May, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 26th day of May, 2023, warning all persons interested in the property to appear in this Court by the 5th day of July, 2023, and redeem the property herein described 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 a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144532 (5-11,5-18,5-25)

THIS COULD BE YOUR AD!
Call 301-627-0900 for a quote.

Archie L. Palmore, Esq.
7843 Belle Point Dr.
Greenbelt, MD 20770
301-345-3955

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN E. BROOKS AKA HELEN BROOKS

Notice is given that Paul W Ford Jr, whose address is 8548 Biscayne Court, Upper Marlboro, MD 20772, was on April 24, 2023 appointed Personal Representative of the estate of Helen E. Brooks AKA: Helen Brooks, who died on February 12, 2023 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 24th day of October, 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.

PAUL W FORD, JR.
Personal Representative

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

Estate No. 114340

144523 (5-4,5-11,5-18)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MAY 23, 2023

1. Eloisa Guzman, President, La Sirenita Restaurant, Inc., t/a La Sirenita Restaurant, 4911 Edmonston Road, Hyattsville, 20781, Class D(on), Beer and Wine, is summoned to show cause for an alleged violation of 6-311, Purchase Alcoholic Beverages from other than a Wholesaler of the Annotated Code of Maryland and R.R. No 11 Other than a Wholesaler, of the Rules and Regulations for Prince George's County, to wit; that on or about Wednesday, March 8, 2023, at approximately 7:30 p.m., Inspectors Bagby, Hamilton and Pascual conducted an inspection at the licensed premises located 4911 Edmonston Road, Hyattsville, Maryland. Inspector Bagby observed eleven (11) 1.75L bottles of Gold Margarita and one (1) 1.75L bottles of Strawberry Margarita all Kirkland (Costco Brand), which is not an authorized distributor.

2. Rodney Chambers, Managing Member, Ronald Covington, Managing Member, Sky High Sports & Entertainment, LLC, i/a PartyHQ, 15606 Emerald Way Bowie, Maryland 20716, Class B(BLX), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of 6-311, Purchase Alcoholic Beverages from other than a Wholesaler of the Annotated Code of Maryland and R.R. No 11 Other than a Wholesaler, of the Rules and Regulations for Prince George's County, to wit; that on or about Friday, April 14, 2023 at approximately 9:45 p.m., Inspectors Clinkscale and Farmer-Johnson conducted an Entertainment inspection at the licensed premises located at 15606 Emerald Way, Bowie, Maryland. During the inspection, there were several boxes in the establishment without labels while other boxes were addressed to "Stop and Shop Liquor."

A virtual hearing will be held via Zoom at 10:00 a.m. on May 23, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 9, 2023
144613 (5-18)

LEGALS

ORDER OF PUBLICATION BY POSTING

TSAFREYAH PATTERSON
Plaintiff,
v.
ROBERT DANIEL YOUNG
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No.: CAS 22-09765

The verified Motion to Enroll a Foreing Judgment having come before this Court, and having been read and considered, it is this 15th day of May, 2023, by the Circuit Court for Prince George's County, Maryland

ORDERED, that notice shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in this county/city.

ORDERED, by the Circuit Court for Prince George's County, Maryland that any interested party on or before the 14th day of June, 2023, file an affidavit of opposition to show cause why this Complaint for Absolute Divorce should not be granted.

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to the Defendant's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the response dated in said Order; and it is further

ORDERED, THAT DEFENDANT, ROBERT DANIEL YOUNG, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER, RESPONSE, OR OTHER DEFENSE ON OR BEFORE THE 29th DAY OF JUNE, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
144606 (5-18,5-25,6-1)

LEGALS

ORDER OF PUBLICATION BY POSTING

ALBERT JOHNSON
Plaintiff,
vs.
ANGELICA RIVAS NUNEZ
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-22-000735

ORDERED, ON THIS 5th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, ANGELICA RIVAS NUNEZ, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming her as the defendant and seeking the Divorce on the Grounds of TWELVE MONTH SEPARATION, and stating that the Defendant's last known address is 388 Central Avenue, Brooklyn, New York 11221, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ANGELICA RIVAS NUNEZ, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation in this jurisdiction for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 3rd day of June, 2023, and it is further;

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

ORDERED that the DEFENDANT, ANGELICA RIVAS NUNEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
144557 (5-11,5-18,5-25)

Rosalyn E. Pugh, Esquire
The Pugh Law Group, LLC
1401 Mercantile Lane Suite 211
Largo, Maryland 20774
(301) 772-0006

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA A. THOMAS

Notice is given that Christopher Thomas, whose address is 3003 Brinkley Rd., Apt. 101, Temple Hills, MD 20748, was on April 5, 2023 appointed Personal Representative of the estate of Regina A. Thomas, who died on December 30, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of October, 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.

CHRISTOPHER THOMAS
Personal Representative

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

Estate No. 128090

144522 (5-4,5-11,5-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY ANN WEESE

Notice is given that Julie Jenkins, whose address is 12105 Mount Pleasant Drive, Laurel, MD 20708, was on March 9, 2023 appointed Personal Representative of the estate of Shirley Ann Weese who died on December 21, 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 9th day of September, 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.

JULIE JENKINS
Personal Representative

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

Estate No. 128292

144563 (5-11,5-18,5-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEWIS EDGAR HOLLAND

Notice is given that Patricia A. Defayette, whose address is 19387 Aquasco Road, Brandywine, MD 20613, was on April 21, 2023 appointed Personal Representative of the estate of Lewis Edgar Holland who died on January 3, 2018 with a will.

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

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

PATRICIA A. DEFAYETTE
Personal Representative

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

Estate No. 128818

144514 (5-4,5-11,5-18)

LEGALS

Christopher A. Aragona, Esq.
Oxon Hill Professional Building
6130 Oxon Hill Road, Suite 100
Oxon Hill, Maryland 20745
301-567-1100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERESA FARRELL

Notice is given that Nevin Daniel Gibson, whose address is 55 Old Farm Road, Granville, Ohio 43023, was on March 8, 2023 appointed Personal Representative of the estate of Teresa Farrell who died on January 8, 2023 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 8th day of September, 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.

NEVIN DANIEL GIBSON
Personal Representative

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

Estate No. 128028

144566 (5-11,5-18,5-25)

JENNIFER I. BRANDI ESQ.
BRANDI LAW, LLC
5303 Baltimore Ave, Suite 206
Hyattsville, MD 20781
301-699-3100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEIRDRE A MCQUADE AKA: DEIRDRE ANNE MCQUADE

Notice is given that Pamela Shannon, whose address is 29B Bernard Road, Fort Monroe, VA 23651, was on April 21, 2023 appointed Personal Representative of the estate of Deirdre A McQuade AKA: Deirdre Anne McQuade who died on April 21, 2022 with a will.

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

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

PAMELA SHANNON
Personal Representative

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

Estate No. 128971

144512 (5-4,5-11,5-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORES E FORBES

Notice is given that Siera M Forbes, whose address is 6603 Horseshoe Rd, Clinton, MD 20735, was on December 29, 2022 appointed Personal Representative of the estate of Delores E Forbes, who died on October 14, 2019 without a will.

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

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

SIERA M FORBES
Personal Representative

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

Estate No. 115146

144536 (5-4,5-11,5-18)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9815 DOUBLETREE LANE
SPRINGDALE, MD 20774

Under a power of sale contained in a certain Deed of Trust from Jamal H. Fuller, and Brandy H. Fuller, dated June 24, 2003 and recorded in Liber 17731, Folio 206 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 5.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 23, 2023 AT 10:57 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 \$18,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 453448)

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

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144499 (5-4,5-11,5-18)

LEGALS

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

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
BETTY LEE BROWN

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 North Washington Street, Suite 500 Rockville, MD 20850, was on April 12, 2023 appointed Personal Representative of the estate of Betty Lee Brown, who died on December 22, 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.

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.

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. 126903
144532 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICK MUDD SUMMERS

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500 Rockville, MD 20850, was on April 19, 2023 appointed Personal Representative of the estate of Patrick Mudd Summers, who died on July 16, 2018 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 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.

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. 126337
144533 (5-4,5-11,5-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLORES HARRIS JOHNSON

Notice is given that Carl Johnson, whose address is 1302 Old Cannon Road, Fort Washington, MD 20744, was on March 31, 2023 appointed Personal Representative of the estate of Dolores Harris Johnson, who died on January 18, 2023 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 30th day of September, 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.

CARL JOHNSON
Personal Representative

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

Estate No. 128248
144526 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA FREEMAN

Notice is given that Kathy L. Freeman, whose address is 2002 Napier Drive, Forestville, MD 20747, was on April 21, 2023 appointed Personal Representative of the estate of Angela Freeman, who died on March 19, 2023 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 21st day of October, 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.

KATHY L. FREEMAN
Personal Representative

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

Estate No. 128881
144527 (5-4,5-11,5-18)

NOTICE

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

Plaintiffs

vs.

Ian K Plange Vroom and
Diana Oppong

Defendants

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

CIVIL NO. C-16-CV-22-001069

ORDERED, this 9th day of May, 2023 by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 11006 Spring Forest Way, Fort Washington, MD 20744 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 9th day of June, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of June, 2023, next. The report states the amount of sale to be \$260,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
144584 (5-18,5-25,6-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**NORA ANNIE LUNSFORD
MCCAIN**

Notice is given that Karen Toney, whose address is 7701 Starshine Drive, District Heights, MD 20747, was on April 24, 2023 appointed Personal Representative of the estate of Nora Annie Lunsford McCain, who died on March 20, 2023 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 24th day of October, 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.

KAREN TONEY
Personal Representative

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

Estate No. 128906
144528 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUELLEN WOODS

Notice is given that Stephen Ridley, whose address is 11202 Brandywine Road, Clinton, MD 20735, was on March 2, 2023 appointed Personal Representative of the estate of Luellen Woods, who died on February 4, 2023 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 2nd day of September, 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.

STEPHEN RIDLEY
Personal Representative

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

Estate No. 128181
144529 (5-4,5-11,5-18)

NOTICE

KEVIN WHITE

Plaintiff

vs.

CRYSTAL WHITE

Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. CAE 21-05839

NOTICE IS HEREBY given this 10th day of May, 2023, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 11006 Spring Forest Way, Fort Washington, MD 20744 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 12th day of June, 2023.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 12th day of June, 2023.

The REPORT STATES the amount of sale to be Six Hundred Sixty Thousand Dollars and No Cents (\$660,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
144603 (5-18,5-25,6-1)

LEGALS

NOTICE

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

v.

Vanikwa R. Cooper
a/k/a Vanikwa Cooper
3819 Saint Barnabas Road, Apt 103
Suitland, MD 20746
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000147

Notice is hereby given this 9th day
of May, 2023, by the Circuit Court
for Prince George's County, that the
sale of the property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
9th day of June, 2023, provided a
copy of this notice be published in a
newspaper of general circulation in
Prince George's County, once in
each of three successive weeks be-
fore the 9th day of June, 2023.

The Report of Sale states the
amount of the foreclosure sale price
to be \$100,590.15. The property sold
herein is known as 3819 Saint Bar-
nabas Road, Apt 103, Suitland, MD
20746.

MAHASIN EL AMIN
Clerk, Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144601 (5-18.5-25.6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIE ADAMS (DECEASED)
GAIL C. ADAMS (DECEASED)
12420 Alamance Way
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000008

Notice is hereby given this 3rd day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 12420 Alamance Way,
Upper Marlboro, MD 20772, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 5th day of June, 2023, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
5th day of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$497,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144595 (5-18.5-25.6-1)

NOTICE

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

v.

Oni Crawford, Personal Represent-
ative for the Estate of Clarissa
Crawford
4016 Murdock Street
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000246

Notice is hereby given this 9th day
of May, 2023, by the Circuit Court
for Prince George's County, that the
sale of the property mentioned in
these proceedings, made and re-
ported, will be ratified and con-
firmed, unless cause to the contrary
thereof be shown on or before the
9th day of June, 2023, provided a
copy of this notice be published in a
newspaper of general circulation in
Prince George's County, once in
each of three successive weeks be-
fore the 9th day of June, 2023.

The Report of Sale states the
amount of the foreclosure sale price
to be \$200,000.00. The property sold
herein is known as 4016 Murdock
Street, Temple Hills, MD 20748.

MAHASIN EL AMIN
Clerk, Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144602 (5-18.5-25.6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

VERONICA E. THOMAS
ULRIC THOMAS
6900 Greenboro Lane
Fort Washington, MD 20744
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-30226

Notice is hereby given this 3rd day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 6900 Greenboro Lane,
Fort Washington, MD 20744, made
and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or be-
fore the 5th day of June, 2023, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
5th day of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$397,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144586 (5-18.5-25.6-1)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PEGGY BUTTS
AKA: PEGGY BUTTS

Notice is given that Stephanie
Johnson-Dennis, whose address is
4701 Optimist Farm Rd, Holly
Springs, NC 27540, was on March
24, 2023 appointed Personal Repre-
sentative of the estate of Peggy Butts
AKA: Peggy J. Butts who died on
February 3, 2023 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal repre-
sentative or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 24th day of
September, 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 ob-
tained from the Register of Wills.

STEPHANIE JOHNSON-DENNIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128289
144520 (5-4,5-11,5-18)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN SWANN MATTHEWS

Notice is given that Charles W
Matthews Jr, whose address is 11508
Sequoia Lane, Beltsville, MD 20705,
and Joyce Matthews Pitts, whose
address is 10112 Bignonia Drive,
Laurel, MD 20708, were on March
24, 2023 appointed Co-Personal
Representatives of the estate of Evely-
n Swann Matthews who died on
March 11, 2022 with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 24th day of
September, 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 un-
dersigned 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-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other
written notice, notifying the creditor
that the claim will be barred unless
the creditor presents the claims
within two months from the mailing
or other delivery of the notice.

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

CHARLES W MATTHEWS JR
JOYCE MATTHEWS PITTS
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. 128266
144521 (5-4,5-11,5-18)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ARTHUR J. BROWN
5606 Lansing Drive
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000595

Notice is hereby given this 3rd day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 5606 Lansing Drive,
Temple Hills, MD 20748, made and
reported by the Substitute Trustee,
will be RATIFIED AND CON-
FIRMED, unless cause to the con-
trary thereof be shown on or before
the 5th day of June, 2023, provided
a copy of this NOTICE be inserted
in some weekly newspaper printed
in said County, once in each of three
successive weeks before the 5th day
of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$315,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144596 (5-18.5-25.6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

BERNARD R. SAVOY AKA
BERNARD SAVOY
ARLENE H. SAVOY AKA
ARLENE SAVOY (DECEASED)
3210 Brinkley Road
Unit #3
Temple Hills, MD 20748
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000796

Notice is hereby given this 3rd day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 3210 Brinkley Road,
Unit #3, Temple Hills, MD 20748,
made and reported by the Substitute
Trustee, will be RATIFIED AND
CONFIRMED, unless cause to the
contrary thereof be shown on or
before the 5th day of June, 2023, pro-
vided a copy of this NOTICE be
inserted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
5th day of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$128,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144587 (5-18.5-25.6-1)



LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALBERTA LUCILLE THORNE

Notice is given that Cecelia Brady-
Hudley, whose address is 1910 Fit-
leworth Terrace, Upper Marlboro,
MD 20774, was on March 31, 2023
appointed Personal Representative
of the estate of Alberta Lucille
Thorne, who died on February 14,
2023 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 repre-
sentative 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 30th day of
September, 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 ob-
tained from the Register of Wills.

CECELIA BRADY-HUDLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128703
144524 (5-4,5-11,5-18)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

HUGH MILLER JOHNSON
14310 Hampshire Hall Court
Unit 906 and Garage Unit G-906
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-14737

Notice is hereby given this 9th day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 14310 Hampshire Hall
Court, Unit 906 and Garage Unit G-
906, Upper Marlboro, MD 20772,
made and reported by the Substi-
tute Trustee, will be RATIFIED
AND CONFIRMED, unless cause to
the contrary thereof be shown on or
before the 9th day of June, 2023, pro-
vided a copy of this NOTICE be in-
serted in some weekly newspaper
printed in said County, once in each
of three successive weeks before the
9th day of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$237,862.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144598 (5-18.5-25.6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

MARIA ROSE REID
GLEN ROY REID
7201 Glen Pine Street
Glenn Dale, MD 20769
Defendant(s).

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

Notice is hereby given this 9th day
of May, 2023, by the Circuit Court
for Prince George's County, Mary-
land, that the sale of the property
mentioned in these proceedings and
described as 7201 Glen Pine Street,
Glenn Dale, MD 20769, made and
reported by the Substitute Trustee,
will be RATIFIED AND CON-
FIRMED, unless cause to the con-
trary thereof be shown on or before
the 9th day of June, 2023, 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 9th day
of June, 2023.

The report states the purchase
price at the Foreclosure sale to be
\$554,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144597 (5-18.5-25.6-1)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners
(Liquor Control Board)

REGULAR SESSION
MAY 23, 2023

NOTICE IS HEREBY GIVEN: that
applications have been made with
the Board of License Commissioners
for Prince George's County, Mary-
land for the following alcoholic be-
verage licenses in accordance with
the provisions of the Alcoholic Be-
verage Article.

SUNDAY OFF SALES PERMIT

1. t/a C.D. Liquors, Sandipkumar
G. Modi, Member-Manager, Class
A, Beer, Wine and Liquor for the
use of A&K Modi, LLC, t/a C.D.
Liquors, 4945 Marlboro Pike,
Capitol Heights, Maryland 20743.
- Request for a Special Sunday
Sales Permit. Represented by
Robert Kim, Esquire.

DELIVERY PERMIT

1. t/a Chillum Wine and Spirits,
Baljinder Singh, Managing Mem-
ber, Class A, Beer, Wine and
Liquor for the use of Burke
Liquors Limited Liability Com-
pany, t/a Chillum Wine and Spi-
rits, 5813 Eastern Avenue,
Hyattsville 20782. - Request for a
Delivery Permit.

TRANSFER

Niruben K. Patel, President/Sec-
retary/Treasurer, for a Class A, Beer,
Wine and Liquor for the use of
Manokeek Wine and Spirits Cor-
poration, t/a Manokeek Liquors, 7091
Berry Lane, Suite B, Accokeek,
20607 transfer from Manokeek Wine
and Spirits Corporation, t/a
Manokeek Liquors, 7091 Berry
Lane, Suite B, Accokeek, 20607, Jal-
pan K. Patel,
President/Secretary/Treasurer.

Jude Agendia, Member, for a Class
D(R), Beer and Wine for the use of
TS&A Group, LLC, t/a Peoples
Convenience Store, 4025 Silver Hill
Road, Silver Hill, 20746 transfer
from EPT, LLC, t/a Peoples Con-
venience Store, 4025 Silver Hill
Road, Silver Hill, 20746, Paulos
Araya, Member-Manager.

NEW-CLASS B, BEER AND
WINE

Magdalena Gebrekristos, Manag-
ing Member, for a Class B, Beer and
Wine for the use of Love Life Coffee,
LLC, t/a Love Life Coffee, 929
Washington Blvd, Laurel, 20707

A virtual hearing will be held via
Zoom at 10:00 a.m. on Tuesday,
May 23, 2023. If you would like to
attend, the link to the virtual hear-
ing will be available one week
prior on the BOLC's website at
http://bolc.mypgc.us or you may
email BLC@co.pg.md.us to request
the link. Additional information
may be obtained by contacting the
Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 1, 2023

144577 (5-11,5-18)

ORDER OF PUBLICATION

Jessica Maragh
Plaintiff,

vs.

D. Eric Seline, et al.
Defendants.

In the Circuit Court for
Prince George's County
Case No.: C-16-CV-23-001922

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, 4607 Howard Road, Beltsville,
MD 20705-0000 ("Property"). Ac-
count Number 0024455, assessed to
Defendant, D. Eric Seline and sold
by the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

Property Address: 4607 Howard
Road, Beltsville, MD 20705-0000

Description on Certificate:
The property in Vansville, 1st
Election District of said County,
described as follows:

15,075.0000 Sq.Ft. Beltsville Lot
13 Blk 27
Assmt \$17,867 Lib 07311 Fl 176
and assessed to Seline D Eric.

Tax ID No. 01-0024455
004607 Howard Road
Beltsville, MD 20705

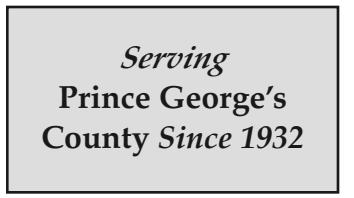
The complaint states, among other
things, that the amounts necessary
for redemption have not been paid,
although the required time for filing
a complaint has elapsed.

It is thereupon this 8th day of May,
2023, by the Circuit Court for Prince
Georges County,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County, Maryland, once a
week for three successive weeks,
warning all persons interested in the
property to be and appear in this
Court by the 11th day of July, 2023,
to redeem the property located at
4607 Howard Road, Beltsville, MD
20705-0000, Tax ID Number: 01-
0024455, 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, Jessica
Maragh, a title free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144589 (5-11,5-18.5-25)



LEGALS

ORDER OF PUBLICATION

Jessica Maragh
Plaintiff,

vs.

Park Construction Corporation, et
al.
Defendants.

In the Circuit Court for
Prince George's County
Case No.: C-16-CV-23-001999

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, 000000 Sellman Road,
Beltsville, MD 20705-0000 ("Prop-
erty"), Account Number 0049775,
assessed to Defendant, Park Con-
struction Corporation and sold by
the Collector of Taxes for the
County of Prince George's and the
State of Maryland to the Plaintiff in
this proceeding:

Property Address: 000000 Sell-
man Road, Beltsville, MD 20705-
0000

Description on Certificate:
The property in Vansville, 1st
Election District of said County,
described as follows:
Pt Par 122
.3300 Acres

Assmt \$1,400 Map 018 Grid C1
Par 122 Lib 02461 Fl 605 and as-
sessed to Park Const Corp.

Tax ID No. 01-0049775
000000 Sellman Road
Beltsville, MD 20705

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

It is thereupon this 8th day of May,
2023, by the Circuit Court for Prince
Georges County,

ORDERED, that notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County, Maryland, once a
week for three successive weeks,
warning all persons interested in the
property to be and appear in this
Court by the 11th day of July, 2023,
to redeem the property located at
000000 Sellman Road, Beltsville,
MD 20705-0000, Tax ID Number: 01-
0049775, 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, Jessica
Maragh, a title free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144588 (5-11,5-18.5-25)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE FAYE WILLIAMS

Notice is given that Patricia A
Williams, whose address is 3521
55th Ave, Hyattsville, MD 20784,
was on March 6, 2023 appointed
Personal Representative of the es-
tate of Alice Faye Williams, who died
on February 6, 2023 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 repre-
sentative or the attorney.

All persons having any objection
to the appointment (or to the pro-
bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 6th day of
September, 2023.

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS
TUESDAY, MAY 30, 2023
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>
10:00 A.M.

Notice is hereby given that on Tuesday, May 30, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-030-2023 (DR-2) – AN ACT CONCERNING COUNTY BASED BUSINESS UTILIZATION for the purpose of providing that certified County-based small businesses will have the right of first award for County procurements at or under One Million Dollars (\$1,000,000).

CB-032-2023 (DR-2) – AN ACT CONCERNING BETTER BAG BILL for the purpose of providing legislative intent; defining certain terms; prohibiting, after a certain date, a retail establishment from providing certain plastic carryout bags to a customer at the point of sale; establishing a minimum charge for certain paper and reusable carryout bags provided by a retail establishment, with certain exceptions; providing for certain prohibition on certain advertising; providing for a certain promotion; providing for certain information on a certain receipt; providing that certain signage shall be posted regarding certain charges for paper and reusable carryout bags; providing for education and outreach; establishing a certain maximum civil penalty for a violation of this Division; establishing that the provision of a certain number of plastic carryout bags at a single point of sale constitutes a single violation; prohibiting the imposition of a penalty under this Division unless certain conditions are met; providing for the oversight for the enforcement of this Division; providing for filing certain actions; providing for a certain waiver; providing for a certain report; providing for certain citations; permitting the Department of the Environment to adopt certain regulations; providing for the applicability of this Division; and generally relating to one-time use plastic carryout bags.

CB-033-2023 – AN ACT CONCERNING SPECIAL EVENT EXPEDITED REVIEW FEE for the purpose of adopting a new Special Event Expedited Review Fee to expedite the review and approval of Special Event Temporary Use and Occupancy Permit applications. The Special Event Expedited Review Fee will be assessed on a graduated basis to cover the administrative cost for an expedited plan review and inspection for the issuance of a Special Event Temporary Use and Occupancy Permit.

CB-036-2023 – AN ACT CONCERNING THE BUILDING CODE for the purpose of extending the permit application time from six (6) months to twelve (12) months and to establish a fee for the review and issuance of an After-Hours Permit.

CB-037-2023 (DR-2) – AN ACT CONCERNING ILLEGAL DUMPING for the purpose of authorizing the use of surveillance systems to prosecute, prevent, and deter illegal dumping in order to maintain the health and welfare of the County.

COUNCIL RESOLUTIONS

CR-015-2023 – A RESOLUTION CONCERNING SPECIAL EVENT EXPEDITED REVIEW FEE for the purpose of adopting a new Special Event Expedited Review Fee to expedite the review and approval of Special Event Temporary Use and Occupancy Permit applications. The Special Event Expedited Review Fee will be assessed on a graduated basis to cover the administrative costs of an expedited plan review and inspection for the issuance of a Special Event Temporary Use and Occupancy Permit.

CR-017-2023 – A RESOLUTION CONCERNING AFTER-HOURS PERMIT FEE for the purpose of adopting a fee for the review and issuance of an After-Hours permit.

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.

Written comments must be submitted 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. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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.

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND**
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

144618 (5-18,5-25)

LEGALS

**IN THE GENERAL COURT
OF JUSTICE
SUPERIOR COURT
DIVISION BEFORE THE
CLERK
NORTH CAROLINA
CABARRUS COUNTY
FILE NO. 13 E 1012**

ANDREW D. PHILLIPS
ADMINISTRATOR OF THE ES-
TATE OF
CHARLES F. DOUGLAS,
Petitioner,
vs.
JOANN H. DOUGLAS,
Respondent.

**NOTICE OF SERVICE OF
PROCESS BY PUBLICATION**
TO THE FOLLOWING PERSONS:

TAKE NOTE that a PETITION FOR POSSESSION AND RECOVERY OF PROPERTY BELONGING TO THE ESTATE against you has been filed in the above-styled Special Proceeding. The nature of the proceeding being sought is as follows: Recovery of certain property owned by the decedent at the time of his death, which is believed to be in the possession of the named respondent.

You are required to make defense to such pleadings no later than 40 days from the first publication of this notice and your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 12th day of May, 2023.

Andrew D. Phillips,
NC State Bar # 46323
Kraus & Phillips, PLLC
285 Church St. N
Concord, NC 28025
(704) 707-4224 telephone
704-943-9166 Facsimile

144615 (5-18,5-25,6-1)

Mitchell I. Alkon, Esquire
Alkon Law LLC
6110 Executive Blvd Ste 300
Rockville, MD 20852
240-290-0913

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENNIE V. WARD

Notice is given that Debra Arrington, whose address is 5001 Woodhill Drive, Landover, MD 20783, was on May 9, 2023 appointed Personal Representative of the estate of Jennie V. Ward, who died on March 22, 2023 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 9th day of November, 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.

DEBRA ARRINGTON
Personal Representative

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

Estate No. 129207
144611 (5-18,5-25,6-1)

Matthew J. Dyer, Esquire
The Law Office of Richard M. McGill
P.O. Box 358
Upper Marlboro, MD 20773
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARRISA JOHANN ECKERT

Notice is given that Leonard E. German, whose address is 3504 Mavis Ct., Fairfax, VA 22030, was on March 22, 2023 appointed Personal Representative of the estate of Clarissa Johann Eckert who died on February 14, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 22nd day of September, 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.

SHANNON L FORD
Personal Representative

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

Estate No. 127984
144562 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY CHRISTINE SMITH

Notice is given that Josephine A. Brake, whose address is 5203 Caroline Circle, Waldorf, MD 20601, was on March 21, 2023 appointed Personal Representative of the estate of Mary Christine Smith, who died on October 1, 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 21st day of September, 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.

JOSEPHINE A. BRAKE
Personal Representative

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

Estate No. 127780
144530 (5-4,5-11,5-18)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAUL D. PROCTOR

Notice is given that Shannon L. Ford, whose address is 10701 Sourwood Avenue, Waldorf, MD 20603, was on February 2, 2023 appointed Personal Representative of the estate of Paul D. Proctor who died on December 16, 2022 with a will.

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

SHANNON L FORD
Personal Representative

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

Estate No. 127984
144518 (5-4,5-11,5-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDMUND V GRAS

Notice is given that Vernon Walter Gras, whose address is 1339 Massachusetts Avenue SW #B, Washington, DC 20003, was on April 20, 2023 appointed Personal Representative of the estate of Edmund V. Gras, who died on February 15, 2023 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 20th day of October, 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.

VERNON WALTER GRAS
Personal Representative

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

Estate No. 128500
144531 (5-4,5-11,5-18)

LEGALS

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHELDA IRIS BURRUS

Notice is given that Derrick Harkins, whose address is 1 Morningstar Drive, #1915, New York, NY 10025, was on March 24, 2023 appointed Personal Representative of the estate of Ethelda Iris Burrus who died on November 4, 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 24th day of September, 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.

DERRICK HARKINS
Personal Representative

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

Estate No. 127984
144519 (5-4,5-11,5-18)

Catherine L. Loeffler
9421 Falling Waters Ct.
Laurel, MD 20723

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Circuit court of Alexandria county, Virginia appointed Catherine L. Loeffler, whose address is 9421 Falling Waters Ct., Laurel, MD 20723, as the Executor of the Estate of Diane C. Oren who died on June 20, 2014 domiciled in Alexandria, VA.

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

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

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CATHERINE L. LOEFFLER
Foreign Personal Representative

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

Estate No. 129018
144511 (5-4,5-11,5-18)

LEGALS

**PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on June 22, 2023 and will be heard on August 22, 2023. Those licenses are:

Class B, Beer and Wine – 17 BW 70, 17 BW 71, 17 BW 72

Class B, BF, 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), (DFH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, May 10, 2023 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 BJC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 1, 2023

144578 (5-11,5-18)

LEGALS

**TOWN OF COTTAGE CITY, MARYLAND
Request for Proposals
Auditing Services**

The Town of Cottage City, Maryland is requesting proposals for independent auditing services from Certified Public Accounting firms to perform an audit of the financial statements of the Town of Cottage City, Maryland for the fiscal years ending June 30, 2023, 2024, and 2025.

Bidders must be qualified to bid in the State in accordance with the State Finance and Procurement Article of the Annotated Code of Maryland.

Two copies of submittals must be enclosed in a sealed envelope marked "Auditing Services Proposal" to the Town of Cottage City, Attn: Carol Richardson, Town Manager, 3820 40th Ave, Cottage City, MD 20722 by 4:00 p.m., Tuesday, June 12, 2023. The Town Commission will evaluate the submittals and the award of the contract will be made at the June 14, 2023, Town Hall meeting.

The Town reserves the right to reject all bids in part or full and to waive any technicalities or informalities as may best serve the interests of the Town.

The full text of the RFP is available on the website for the Town of Cottage City at www.cottagecitymd.gov

Carol Richardson, Town Manager

144616 (5-18,5-25,6-1,6-8)

EARLY DEADLINES

*Due to the Memorial Day Holiday
The Prince George’s Post will have
early deadlines for the June 1, 2023 edition.
Deadline for all legal
advertising will be Friday, May
26th, 2023 at noon. No exceptions.*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MORRIS EDGAR BROWN JR

Notice is given that Gerda E Brown, whose address is 9815 Tam-O-Shanter Dr, Upper Marlboro, MD 20772, was on April 19, 2023 appointed Personal Representative of the estate of Morris Edgar Brown Jr who died on December 16, 2022 with a will.

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

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

GERDA E BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128314
144513 (5-4-5-11,5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DEBORAH LOUISE DOWNING
WALLACE**

Notice is given that Diane D. Glover, whose address is 7504 Foxcroft Place, Clinton, MD 20735, was on March 20, 2023 appointed Personal Representative of the estate of Deborah Louise Downing Wallace who died on January 11, 2023 with a will.

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

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

DIANE D. GLOVER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128117
144564 (5-11,5-18,5-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERTA F SMALLWOOD

Notice is given that George A Smallwood, whose address is 129 16th Street NE, Washington, DC 20002, was on March 17, 2023 appointed Personal Representative of the estate of Roberta F Smallwood who died on July 1, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 17th day of September, 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.

GEORGE A SMALLWOOD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125900
144565 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE P JOHNSON

Notice is given that Barry Randolph, whose address is 16344 Pewter Lane, Bowie, MD 20716, was on April 28, 2023 appointed Personal Representative of the estate of Louise P Johnson who died on March 21, 2023 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 28th day of October, 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.

BARRY RANDOLPH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128995
144567 (5-11,5-18,5-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROLYN E WILLIAMS

Notice is given that Anthony Williams, whose address is 14102 Kydan Court, Brandywine, MD 20613, was on April 21, 2023 appointed Personal Representative of the estate of Carolyn E Williams, who died on March 7, 2023 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 21st day of October, 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.

ANTHONY WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128623
144569 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PHILOMENA P BARUA
AKA: PHILOMENA PETER
BARUA**

Notice is given that Anthony Barua, whose address is 8013 Mandan Rd Apt 102, Greenbelt, MD 20770, was on March 10, 2023 appointed Personal Representative of the estate of Philomena P Barua AKA: Philomena Peter Barua, who died on April 17, 2023 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 10th day of September, 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.

ANTHONY BARUA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127990
144568 (5-11,5-18,5-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 30, 2023

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 30, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-050-2023 (DR-2) – AN ORDINANCE GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATION AND PROHIBITION ON CERTAIN USES IN THE FORMER RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ZONES for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for certain uses, under certain circumstances, in the former R-E (Residential Estate) Zone, R-A (Residential Agricultural) Zone, C-O (Commercial Office) Zone and I-1 (Light-Industrial) Zone of Prince George’s County, utilizing the prior Ordinance Table of Permitted Uses for such Zones as enacted under CB-08-2021, CB-50-2021, CB-54-2020, CB-88-2018, and CB-89-2018.

CB-053-2023 (DR 2) – AN ORDINANCE GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATION AND PROHIBITION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS IN THE FORMER R-A ZONE for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwellings as a use, under certain circumstances, in the former R-A (Residential Agricultural) Zone of Prince George’s County, utilizing the prior Ordinance Table of Permitted Uses in Section 27-441 as enacted under CB-17-2019.

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.

Written comments must be submitted 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. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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.

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

144579 (5-11,5-18)

LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 18, 2023

Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883- 6511

On or after May 26, 2023, Prince George’s County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

- Housing Initiative Partnership, Inc. and The Redevelopment Authority of Prince George’s County (RDA), Housing Rehabilitation Assistance Program for 4015 Will Street Capitol Heights, Maryland 20743. The estimated HUD funding amount is \$50,744.
- Housing Initiative Partnership, Inc., and RDA Housing Rehabilitation Assistance Program for 5410 Quesada Road, Riverdale Maryland 20737. The estimated HUD funding amount is \$50,055.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George’s County Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to jmbotiji@co.pg.md.us. All comments received by May 25, 2023, will be considered by Prince George’s County prior to submitting a request for release of funds.

CERTIFICATION

Prince George’s County certifies to HUD that Tamika C. Gauvin in her capacity as Deputy Director of the Prince George’s County Department of Housing of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George’s County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George’s County’s certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George’s County; (b) Prince George’s County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

Tamika C. Gauvin, Deputy Director
Prince George’s County
Department of Housing and Community Development

144614 (5-18)

LEGALS

NOTICE

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

Rebecca V Proctor
3225 Chester Grove Road
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-23-000217**

Notice is hereby given this 9th day of May, 2023, 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 9th day of June, 2023, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 3225 Chester Grove Road, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144599 (5-18,5-25,6-1)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.
ESTATE OF KOLAWOLE SAHEED
PERS. REP. MUSTAPHA SAHEED
5017 Quincy Street
Bladensburg, MD 20710
Defendant(s)

**In the Circuit Court for Prince
George’s County, Maryland**

Civil Action No. CAEF 22-28451

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 5017 Quincy Street, Bladensburg, MD 20710, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of June, 2023, next.

The Report of Sale states the amount of the sale to be One Hundred Eighty Six Thousand Dollars (\$186,000.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
144583 (5-18,5-25,6-1)

NOTICE

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

Ariel Henson
2402 Lakehurst Avenue
District Heights, MD 20747
Defendant

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-22-001212**

Notice is hereby given this 9th day of May, 2023, 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 9th day of June, 2023, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 2402 Lakehurst Avenue, District Heights, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144600 (5-18,5-25,6-1)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees/
Plaintiffs,

vs.
EVELYN M. CHARLES (DE-
CEASED)
2716 Kelner Drive
Landover A/R/T/A,
Hyattsville, MD 20785
Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. CAEF 22-25434**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 2716 Kelner Drive, Landover A/R/T/A, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$366,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144585 (5-18,5-25,6-1)

Proudly Serving
Prince George’s County
Since 1932

LEGALS

McNAMEE, HOSEA, P.A.
 6404 Ivy Lane, Suite 820
 Greenbelt, Maryland 20770
 (301) 441-2420 Telephone

SALE OF VALUABLE REAL ESTATE

8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770

Pursuant to Md. Code, Real Property, §§11-110 and 14-201 *et. seq.*, and Md. R. 14-201, *et. seq.* (the “Contract Lien Act”) and the Statement of Condominium Lien recorded on February 3, 2022 in favor of Greenbelt Professional Center, A Condominium (the “Lienholder”) among the land records of Prince George’s County, Maryland at Liber 47056 and Folio 278 (the “Condominium Lien”) and by virtue of the power of sale provided in the Contract Lien Act, the Lienholder’s authorized agents, Brent M. Ahalt, Esq. and C. Ryan Cohill, Esq. (the “Authorized Sale Agents”), by virtue of the power granted to them by way of Section 14-204(a) of the Contract Lien Act and as a result of the Condominium Lien, will sell the property commonly known as 8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770 at public auction to be held at the Circuit Court for Prince George’s County, Maryland located at 14735 Main St, Upper Marlboro, MD 20772, on:

JUNE 6, 2023 AT 10:35 AM

Such property is further described as:
 All the real property located in Prince George’s County, Maryland (the “Property”), being more particularly described as follows:

All that property situate in Prince George’s County, State of Maryland described as: **Building #2**
 Unit numbered Twenty-seven (27) in a condominium known as “Phase two, Greenbelt Professional Center” as per plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book NLP 128 at Plats 10 and 11; being in the 21st Election District.

By deed dated August 26, 1999 and recorded February 28, 2000 among the Land Records of Prince George’s County, Maryland in Liber 13660 at Folio 336.

The Property will be sold in “as is” condition, subject to any and all covenants, conditions, restrictions, existing leases, easements, rights of redemption and other encumbrances, whether or not of record, and with no warranties.

Terms of Sale: The sale shall be made by way of auction, or any other commercially reasonable means determined at the sole discretion of the Authorized Sale Agents. The Authorized Sale Agents reserve the right to reject any and all bids and to withdraw the Property from sale for any reason. A deposit of Ten Thousand Dollars (\$10,000.00) will be required of the purchaser in the form of certified or cashier’s check at the time and place of sale. Greenbelt Professional Center, A Condominium, the current holder of the Condominium Lien, if a bidder, shall not be required to make a deposit, nor shall any bidder designated by Greenbelt Professional Center, A Condominium to take title. Interest at the rate of 3.00% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement if the Property is purchased by someone other than the Lienholder. The balance of the purchase price shall be paid in cash within fifteen (15) days of final ratification of the sale by the Circuit Court for Prince George’s County, Maryland time being of the essence. If compliance with the terms of sale does not take place within fifteen (15) days after final ratification, the deposit shall be forfeited and the Property resold at the risk and expense of the defaulting purchaser.

The Authorized Sale Agents reserve the right to reject any and all bids in their sole and absolute discretion and to extend the settlement date. Purchaser assumes the risk of loss to the Property immediately after sale and shall be solely responsible for securing and obtaining possession of the Property.

Conveyance of the Property shall be by Authorized Sale Agent’s deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule. If for any reason the Authorized Sale Agent is unable to convey title, the purchaser’s sole remedy at law and equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be null and void and have no further force and effect, and the purchaser shall have no claim against the Authorized Sale Agents, Lienholder, or Auctioneers. The purchaser shall pay all costs relating to settlement of the sale, including but not limited to transfer tax, recordation tax, and recordation fees and additional fees and costs set forth in the Deed of Trust.

The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Authorized Sale Agents, Lienholder and Auctioneers make no representations or warranties with respect to the accuracy of this information, and the purchaser waives and releases the Authorized Sale Agents, Lienholder and Auctioneers from any and all claims the purchaser or purchaser’s successors or assigns may now have or may have in the future relating to the condition of the Property, including, but not limited to, the environmental condition thereof. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the Property shall be offered for sale.

BRENT M. AHALT, Esq. *Authorized Agent*
 C. RYAN COHILL, Esq., *Authorized Agent*



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

144605 (5-18,5-25,6-1)

LEGALS

**NOTICE OF PUBLIC HEARING
 THE TOWN OF UPPER MARLBORO
 ORDINANCE 2023-03- TOWN TAX RATE
 & FY 24 BUDGET**

PUBLIC HEARING: Tuesday, May 23, 2023 | 7:00 o’clock P.M. Prior To The May Regular Town Meeting. All interested persons are invited to attend said public hearing and present their views. NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on Tuesday, April 25, 2023, Ordinance 2023-03 was introduced and read at the April Regular Town Meeting of the Board of Town Commissioners proposing:

AN ORDINANCE RELATING TO ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR 2024 ALONG WITH THE CORRESPONDING TAX LEVIES, AND TO SET FORTH COMPENSATION FOR EMPLOYEES AND OFFICERS, AND TO ESTABLISH CERTAIN PROCEDURES FOR REVIEWING AND AMENDING SAME, AS MORE PARTICULARLY SET FORTH HEREIN.

Ordinance 2023-03 can be viewed by contacting the Town Clerk during regular office hours clerk@uppermarlboromd.gov or visit the Town website www.uppermarlboromd.gov. By Authority of: The Town of Upper Marlboro, Maryland | Sarah Franklin, Mayor/President.

144619 (5-18)

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: **05/29/2023.**

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**

2015 FORD F150 MD 2FD2039 1FTPX14525NB04182

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

2013 BMW	335I			WBA3B9G57DNR89787
2018 VOLKSWAGEN	JETTA	DC	FM4469	3VWWD17AJ2EM323224
2014 DODGE	CHARGER	NC	JCY1274	2C3CDXD77EH224226
2008 BMW	550I	MD	6DP7123	1B3EL46R26N197261
2006 DODGE	STRATUS	VA	KCE3891	1B3EL46R26N197261
2001 GMC	SIERRA			1GTEC14V11Z247808
2010 CHEVROLET	MALIBU	MD	9CT6575	1G1ZD5E74A4119431
2001 MERCEDES-BENZ	S500			WDBNG75J01A209986
1990 DODGE	RAM			2B7HB21X6LK737694

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

2006 MERCEDES-BENZ	CLS500			WDDDJ75X26A060979
2010 DODGE	CHARGER	TX	29518H9	2B3KA53H87H608361
2004 LINCOLN	TOWN CAR	MD	1CA5206	1LNLM84W64Y601114
2006 CHEVROLET	IMPALA		2G1WT58K269425375	
2004 ACURA	TSX	MD	3FH6033	JH4CL96844C003539
2014 NISSAN	ALTIMA	DC	GJ4368	1N4AL3AP2EC178349
2001 DODGE	RAM WAGON			2B5WB35Z11K543721
1998 SUBARU	FORESTER			JF1SF6552WG765425
2015 CHEVROLET	EQUINOX	OK	K50749	2GNFLNEK8D6224436
2002 FORD	E-250			1FTNE2423HA77061
2001 DODGE	RAM	MD	9CX0858	2B7LB31Z41K531823
2005 HONDA	CRV	MD	6EK1545	SHSRD78955U308936
2003 CHEVROLET	SUBURBAN	MD	6EK1545	3GNFK16Z23G260861
2006 GMC	SIERRA	MD	6BF5412	1GTEC14V26E117146
2000 FORD	F250	MD	3EJ1576	1FTNE2420YHA86888
2014 NISSAN	MURANO			JN8AZ1MWXEW519502
2010 INFINITI	EX35			JN1AJ0HR3AM752955

144620 (5-18)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 6, 2023

**COUNCIL HEARING ROOM
 WAYNE K. CURRY ADMINISTRATION BUILDING
 1301 MCCORMICK DRIVE
 LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, JUNE 6, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-035-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of three million dollars (\$3,000,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the Addison Park project, and eligible activity, for gap financing of new affordable housing construction.

CR-037-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the Hamlet Woods project, an eligible activity, for gap financing of new affordable housing construction.

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.

Written comments must be submitted 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. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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.

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL
 PRINCE GEORGE’S COUNTY, MARYLAND
 Thomas E. Dernoga, Chair**

ATTEST:
 Donna J. Brown
 Clerk of the Council

144617 (5-18,5-25)

LEGALS

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

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

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

You must reclaim these vehicles by: **5/30/2023.**

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

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

2004 HONDA CIVIC MD T0822057 1HGES16594L011335

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

2002 TOYOTA	SEQUOIA	VA	UBA8434	5TDBT44A62S131251
2009 HONDA	ACCORD			1HGC512899A015220
2006 ACURA	TL	VA	UDN7485	19UUA66226A014805

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

2013 FORD	EXPLORER	MD	6DJ7644	1FM5K7D82DGC68212
2005 CHRYSLER	300	MD	8CX1491	2C3AA53G85H154812

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

2013 NISSAN	NV200	MD	1AF1984	3N6CM0KN8DK692563
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144621 (5-18)

LEGALS

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

VALUABLE PROPRIETARY DOCUMENTS IN PRINCE GEORGE’S COUNTY, MARYLAND ENTITLING POSSESSION OF A COOPERATIVE UNIT KNOWN AS

**13 HILLSIDE ROAD, UNIT F
 GREENBELT, MD 20770**

Auction sale of Proprietary Documents in Greenbelt Homes, Inc housing cooperative (the “Cooperative”) allotted to Unit F, 13 Hillside Road by the virtue of the power vested and contained in the Security Agreement by and between NCB, FSB a Federal Savings Bank and Jose S. Menjivar-Leon. The undersigned 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 **JUNE 6, 2023 AT 10:45 AM**.

The Proprietary Documents will be sold subject to the Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Cooperative’s governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

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 \$8,000.00 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 thirty days (30) of sale. 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. 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 thirty days (30) of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys’ fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and /or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney’s fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser’s sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser’s sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 460025)

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



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

144604 (5-18,5-25,6-1)

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LEGALS

AMENDED

ORDER OF PUBLICATION

KAREN A. SPARKS

PLAINTIFF
V.

FRANK BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF FRANK BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JOSEPH BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JOSEPH BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CORA C. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF CORA C. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

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

7618 DEVILLE COURT
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

7618 DEVILLE COURT
UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 20-12099

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

All that property in Prince George's County described as: Parcels 14 & 1 10, 1.0000 Acres. Assmt \$75,000 Map 111 Grid A2 Par

014 Lib 00000 Fl 251 and assessed to Brown Frank.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 8th day of May, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 2nd day of June, 2023, warning all persons interested in the property to appear in this Court by the 11th day of July, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144590 (5-11,5-18,5-25)

LEGALS

AMENDED

ORDER OF PUBLICATION

KAREN A. SPARKS

PLAINTIFF
V.

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

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

7305 CHEW ROAD
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND
SERVE: RHONDA L. WEAVER,
ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

7305 CHEW ROAD
UPPER MARLBORO, MD 20772

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
CAE 20-12100

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN DELORES BENNETT

Notice is given that Damon D Bailey, whose address is 4721 4th Street NW, Washington, DC 20011, was on April 26, 2023 appointed Personal Representative of the estate of Jean Delores Bennett, who died on April 4, 2023 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 October, 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.

DAMON D BAILEY
Personal Representative

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

Estate No. 129028
144573 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GWENDOLYN BERGMAN
JACOBSEN

Notice is given that Jane McGee, whose address is 35690 Aviation Yacht Club Rd, Mechanicsville, MD 20659, was on May 4, 2023 appointed Personal Representative of the estate of Gwendolyn Bergman Jacobsen, who died on April 9, 2023 without a will.

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

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

JANE MCGEE
Personal Representative

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

Estate No. 129102
144571 (5-11,5-18,5-25)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JOHN U. EWENIKE
AGATHA C. EWENIKE
5203 Cornelias Prospect Drive
Bowie, MD 20720
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 18-44562

Notice is hereby given this 27th day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5203 Cornelias Prospect Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 29th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$580,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
144582 (5-11,5-18,5-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT I BICKFORD

Notice is given that Robin Brooks, whose address is 5209 Ilchester Oak Way, Ellicott City, MD 21043, was on March 21, 2023 appointed Personal Representative of the estate of Robert I Bickford who died on August 3, 2022 with a will.

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

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

ROBIN BROOKS
Personal Representative

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

Estate No. 128245
144516 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACKIE COLEMAN

Notice is given that Harry Coleman, whose address is 18112 Northern Dancer Lane, Boyds, MD 20841, was on March 23, 2023 appointed Personal Representative of the estate of Jackie Coleman, who died on March 3, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 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.

HARRY COLEMAN
Personal Representative

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

Estate No. 128530
144572 (5-11,5-18,5-25)

NOTICE

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

Plaintiffs

vs.

Joann Anderson
Defendant

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

CIVIL NO. C-16-CV-22-001010

ORDERED, this 5th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7617 Fontainebleau Drive #2145, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of June, 2023, next.

The report states the amount of sale to be \$54,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
144580 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET SMART

Notice is given that Carlton Joseph, whose address is 16213 Carefree Lane, Silver Spring, MD 20905, was on April 21, 2023 appointed Personal Representative of the estate of Margaret Smart who died on August 31, 2021 with a will.

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

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

CARLTON JOSEPH
Personal Representative

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

Estate No. 128456
144517 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINA G SMIGIELSKI

Notice is given that Mary Funk, whose address is 4503 Orangewood Lane, Bowie, Maryland 20715, was on May 1, 2023 appointed Personal Representative of the estate of Regina G Smigielski, who died on January 3, 2023 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 1st day of November, 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.

MARY FUNK
Personal Representative

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

Estate No. 129095
144570 (5-11,5-18,5-25)

NOTICE

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

Plaintiffs

vs.

Estate of Velma McDonald
Defendant

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

CIVIL NO. C-16-CV-22-000810

ORDERED, this 5th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12604 Sholton Street, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of June, 2023, next.

The report states the amount of sale to be \$315,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
144581 (5-11,5-18,5-25)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRIETTA HANEY

Notice is given that Irene Jackson, whose address is 3800 38th Ave Apt# 1, Brentwood, MD 20722, was on May 5, 2023 appointed Personal Representative of the estate of Henrietta Haney, who died on April 6, 2023 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 5th day of November, 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.

IRENE JACKSON
Personal Representative

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

Estate No. 129128

144612 (5-18,5-25,6-1)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIAM E BOONE
AKA: WILLIAM EDWARD BOONE**

Notice is given that Melissa D Chapman, whose address is 1740 Village Green Drive, Hyattsville, MD 20785, was on May 1, 2023 appointed personal representative of the small estate of William E Boone AKA: William Edward Boone, who died on December 19, 2022 without a will.

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

All persons having any objection to the appointment 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.

MELISSA D CHAPMAN
Personal Representative

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

Estate No. 129133

144609 (5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERNADETTE J JOHNSON

Notice is given that Lareintz A Johnson II, whose address is 6721 Vermont Court, Hyattsville, MD 20785, was on May 9, 2023 appointed personal representative of the small estate of Bernadette J Johnson who died on March 25, 2023 with a will.

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

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

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

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

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

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

LAREINTZ A JOHNSON II
Personal Representative

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

Estate No. 128807

144607 (5-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARISSE M RATCLIFFE

Notice is given that Celita Nash, whose address is 4205 Bishopmill Drive, Upper Marlboro, MD 20772, was on March 30, 2023 appointed personal representative of the small estate of Charisse M Ratcliffe, who died on January 3, 2023 without a will.

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

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

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

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

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

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

CELITA NASH
Personal Representative

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

Estate No. 128259

144608 (5-18)

LEGALS

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

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

**6006 ROSE BAY DRIVE
FORESTVILLE, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Marlene E. McKnight aka Marlene E. Turner, dated June 6, 2006, and recorded in Liber 25351 at folio 120 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 6, 2023

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600876)

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

144594

(5-18,5-25,6-1)

LEGALS

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

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

**9605 TELLICO PLACE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Antwan D. Jordan, dated April 18, 2017 and recorded in Liber 40377, Folio 132 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,475.00, and an original interest rate of 6.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MAY 23, 2023 AT 10:59 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 \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 452350)

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

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144497

(5-4,5-11,5-18)

LEGALS

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

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

**6016 PURDUN DRIVE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Maricruz White and Jamel White, dated August 22, 2006, and recorded in Liber 26216 at folio 449 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

MAY 23, 2023

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614626)

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

144534

(5-4,5-11,5-18)

LEGALS

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

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

**5943 SURRATTS VILLAGE DRIVE
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust from Tashida Lewis, and Martin Myles, dated October 10, 2017 and recorded in Liber 40107, Folio 402 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,924.00, and an original interest rate of 4.125%, 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 **MAY 23, 2023 AT 11:01 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest (CGD File #: 455970)

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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(5-4,5-11,5-18)

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