

*The
Prince George's Post
Newspaper*

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301-627-0900

or

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Have a Wonderful

and Safe

Father's Day

Weekend!

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4903 CHURCH ROAD
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Irene M. Baldwin, dated April 11, 2016 and recorded in Liber 38259, Folio 529 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$645,000.00 and an original interest rate of 3.281%, 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 **JUNE 27, 2023 AT 10:55 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 \$44,000.00 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 #: 457592)

Richard E. Solomon, et al.,
Substitute Trustees

ALEX COOPER
auctioneers

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

144687 (6-8,6-15,6-22)

Kristen M. Lohmeyer, Esq.
Ally Legal Planning
5560 Sterrett Place, Suite 310
Columbia, MD 21044
410-746-0113

Nicole T. Livingston, Esquire
Council, Baradel, Kosmerl & Nolan, P.A.
125 West Street, 4th Floor
Annapolis, Maryland 21401
410-268-6600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELEANOR SLAYTON

Notice is given that Charlotte Slayton Kaetzl, whose address is 629 Milokai Street, Kailua, HI 96734, was on May 19, 2023 appointed Personal Representative of the estate of Mary Eleanor Slayton, 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 19th 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.

CHARLOTTE SLAYTON KAETZEL
Personal Representative

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

Estate No. 129309
144704 (6-8,6-15,6-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADRIAN CLEMENTS

Notice is given that Frances Clements, whose address is 5507 Noble Effort Court, Bowie, MD 20720, was on May 25, 2023 appointed Personal Representative of the estate of Adrian Clements who died on March 28, 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 25th 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.

FRANCES CLEMENTS
Personal Representative

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

Estate No. 129412
144709 (6-8,6-15,6-22)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**8712 JOLLY LANE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Claire R Kipila, dated August 18, 2009, and recorded in Liber 31207 at folio 323 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 27, 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 \$11,000.00 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 5.125% 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 # 20-604253)

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

144686 (6-8,6-15,6-22)

LEGALS

**PRINCE GEORGES'S COUNTY
DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT
COMMUNITY PLANNING AND DEVELOPMENT DIVISION**

NOTICE OF FUNDING AVAILABILITY (NoFA)

**Prior Year Funds Reprogramming for Affordable Housing,
Economic Development and Public Facility/Infrastructure**

The Prince George's County Department of Housing and Community Development (DHCD) will be accepting Community Development Block Grant (CDBG) Program applications for **Program Year (PY) 48R (Reprogramming), covering County Fiscal Year 2023, specifically for shovel-ready Affordable Housing, Economic Development and Public Facilities and Infrastructure Projects.** Applications will be available online starting **Thursday, June 15, 2023.** The application submission deadline will be **Monday, July 17, 2023, at 5:00 p.m.**

CDBG funds promote viable communities by providing decent housing, suitable living environments, and expanding economic opportunities to low and moderate-income persons. The County anticipates allocating **approximately one million, two hundred thousand dollars (\$1,200,000.00) and up to one million, five hundred thousand dollars (\$1,500,000.00) of CDBG Reprogramming funds.** Reprogramming funds are remaining balances from completed CDBG activities and Program Income available from CDBG PY 44. Applications will be accepted, and consideration will be given to shovel ready projects (projects that have a pending or an existing approved Environmental Review Record) for the following funding categories: Affordable Housing, Economic Development and Public Facilities and Infrastructure. **Please note that applicants with outstanding prior years funding, including Program Year 45 and prior, may not be eligible for funding.**

The CDBG application for PY 48R will be available on-line at the Prince George's County Department of Housing and Community Development's website: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant> or by email upon request by to CDBGCPD@co.pg.md.us.

Application/Proposals must be submitted by email no later than

Monday, July 17, 2023, by 5:00 P.M.

to:

CDBGCPD@co.pg.md.us

Please identify in your email request, PY 48R application

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

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: June 15, 2023

144785 (6-15)

LEGALS

**DEPARTAMENTO DE VIVIENDA Y DESARROLLO
COMUNITARIO
DEL CONDADO DE PRINCE GEORGE
DIVISIÓN DE PLANIFICACIÓN Y DESARROLLO
COMUNITARIO
NOTIFICACIÓN DE DISPONIBILIDAD DE FINANCIACIÓN
(NoFA, en inglés)**

Reprogramación de fondos del año anterior para viviendas asequibles, desarrollo económico e instalaciones públicas o infraestructuras

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del condado de Prince George recibirá solicitudes para el Programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG, en inglés) para el **año de programa (PY, en inglés) 48R (reprogramación), que cubre el año fiscal 2023 del condado, específicamente para Proyectos de Viviendas Asequibles, Desarrollo Económico e Instalaciones e Infraestructura Públicas listos para ser ejecutados.** Las solicitudes estarán disponibles en línea a partir del **jueves 15 de junio de 2023.** El plazo de presentación de las solicitudes finalizará el **lunes 17 de julio de 2023 a las 5:00 p. m.**

Los fondos del CDBG promueven comunidades viables proporcionando viviendas dignas, entornos de vida adecuados y ampliando las oportunidades económicas de las personas con ingresos bajos y moderados. El condado prevé asignar **aproximadamente un millón doscientos mil dólares (\$1,200,000.00) y hasta un millón quinientos mil dólares (\$1,500,000.00) en fondos de reprogramación del CDBG.** Los fondos de reprogramación son saldos remanentes de actividades finalizadas del CDBG e ingresos del programa disponibles del año de programa 44 del CDBG. Se aceptarán solicitudes y se tendrán en cuenta los proyectos listos para ser ejecutados (proyectos que tengan un registro de revisión medioambiental pendiente o ya aprobado) para las siguientes categorías de financiación: viviendas asequibles, desarrollo económico, e instalaciones e infraestructuras públicas. **Tenga en cuenta que los solicitantes con financiación pendiente de años anteriores, incluido el año del programa 45 y anteriores, pueden no ser elegibles para la financiación.**

La solicitud del CDBG para el año del programa 48R estará disponible en línea en el sitio web del Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant> o por correo electrónico si lo solicita al CDBGCPD@co.pg.md.us.

Las solicitudes o propuestas deberán enviarse por correo electrónico a más tardar el

lunes 17 de julio de 2023 antes de las 5:00 p. m.

a:

CDBGCPD@co.pg.md.us

Indique en su solicitud por correo electrónico que corresponde a la solicitud del año del programa 48R.

El condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, sexo, religión, origen étnico o nacional, discapacidad o situación familiar en la admisión o el acceso a los beneficios de los programas o las actividades.

Con la autorización de:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 15 de junio de 2023

144786 (6-15)

**Deadline for ALL LEGAL ADVERTISING
SUBMISSIONS AND CANCELLATIONS:**

**Due to the upcoming July 4 holiday,
The Prince George's Post will have early deadlines for
the July 6, 2023 edition: NOON on
FRIDAY, JUNE 30, 2023. No exceptions.**

Thank you!

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LEGALS

**THE CITY OF BOWIE, MARYLAND
SUMMARY OF BUDGET ORDINANCE O-5-23**

The Adopted Budget Ordinance for Fiscal Year July 1, 2023, to June 30, 2024, appropriates monies on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-5-23 establishes a real property tax rate of \$.40 per one hundred dollars of assessed value and a personal property tax rate of \$1.00 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 – University of Maryland Science and Technology Center Stormwater Management (Melford) – a tax at a rate of \$0.075 per hundred dollars of assessed value for all real property.

Special Taxing District 2 – Bowie Town Center (Centennial Park) Stormwater Management – a tax at a rate of \$0.017 per hundred dollars of assessed value for all real property.

Special Taxing District 5 – Highbridge Stormwater Management – a tax at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 6 – Gateway Stormwater Management – a tax at a rate of \$0.027 per hundred dollars of assessed value for all real property.

Special Taxing District 7 – Pin Oak Stormwater Management – a tax at a rate of \$0.038 per hundred dollars of assessed value for all real property.

Special Taxing District 8 – Elder Oak Stormwater Management – a tax at a rate of \$0.007 per hundred dollars of assessed value for all real property.

Special Taxing District 11 – Collington Stormwater Management – a tax at a rate of \$0.027 per hundred dollars of assessed value for all real property.

General Fund Revenues	<u>\$ 76,628,300</u>
General Fund Appropriations are:	
City Council	\$424,300
City Manager	1,743,400
Human Resources	932,700
Elections	85,700
Finance	1,563,400
Information Technology	4,281,900
Legal Services	202,500
Communications	947,500
Business Operations	1,882,000
City Clerk	247,000
Community Services	1,533,600
Building Maintenance	1,721,800
Planning Division	650,400
Sustainability Division	338,300
Economic Development	1,192,800
Housing Inspection and Code Compliance	1,077,900
Emergency Management	623,100
Police Department	15,699,400
Public Works Administrative	2,435,300
Equipment Maintenance and Garage	933,400
Solid Waste	8,377,000
Street Maintenance	8,323,000
Stormwater Management	825,400
Stormwater Management - Special Tax Districts	15,500
Senior Services	1,487,300
Youth Services Bureau	1,505,800
Animal Control Program	263,000
Recreation and Parks	1,467,900
Bowie Playhouse	227,800
Parks and Grounds	4,664,100
Ice Arena	1,271,800
Historic Properties	761,600
Gymnasium	948,200
Debt Service	2,219,200
Unclassified and Non-departmental	881,700
Transfers	<u>4,872,600</u>
TOTAL APPROPRIATIONS	<u>\$ 76,628,300</u>
Difference between Revenues and Appropriations	None

Equipment Acquisition & Replacement Fund	
Revenues and Appropriations	<u>\$ 5,165,400</u>
Capital Projects Fund	
Revenues and Appropriations	<u>\$ 12,062,600</u>

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2023:

The water consumption charge of \$6.27 per 1,000 gallons. The sewerage surcharge of 143.4 percent of water consumption charge of \$8.99 per 1,000 gallons of water billed. There is a minimum annual residential fixed charge for water and sewer of \$120 for 3/4, 5/8 and 1" meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 1 1/2" meters, and progressing to \$15,000 for 10" meters. There is a renewal and replacement charge of \$23.44.

Ordinance O-5-23 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable.

Water and Sewer Fund - Revenue	<u>\$ 17,628,900</u>
Water and Sewer Fund – Appropriations are:	
Administrative and General -	
Billing and Accounting	735,800
Water Supply	10,664,400
Wastewater	4,902,500
Debt Retirement	441,800
Miscellaneous and Non-Departmental	380,700
Transfers to General Fund	<u>503,700</u>
Total Appropriation	<u>\$17,628,900</u>
Difference between Revenues and Appropriations	None

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 10, 2023.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, June 5, 2023.

Alfred D. Lott
City Manager

144770 (6-15)

EARLY DEADLINES

Due to the Independence Day (July 4th) Holiday The Prince George's Post will have early deadlines for the July 6th, 2023 edition. Deadline for all legal advertising will be Friday, June 30th, 2023 at noon. No exceptions.

LEGALS



RECORD OF DECISION FOR THE U.S. FOOD AND DRUG ADMINISTRATION, MUIRKIRK ROAD CAMPUS, PRINCE GEORGE'S COUNTY, LAUREL, MARYLAND

Notice of Availability

The U.S. General Services Administration (GSA) issued a Record of Decision (ROD) for the U.S. Food and Drug Administration (FDA) Muirkirk Road Campus Master Plan in Laurel Maryland on June 16, 2023. The ROD was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the Council on Environmental Quality Regulations (40 CFR 1500-1508), and the GSA Public Buildings Service NEPA Desk Guide.

- GSA has chosen to implement Alternative B: Dual Campus as defined in the Final Environmental Impact Statement (EIS). This decision is based on information and analyses contained in the FDA MRC Master Plan Draft EIS issued in June 2021, the FDA MRC Master Plan Final EIS issued in April 2023, and the comments of the Federal and State agencies, stakeholder organizations, members of the public, and elected officials, and other information in the Administrative Record.

Alternative B includes a total development of 383,300 gross square feet (gsf) for lab, office and shared use space, and 306,000 gsf for two parking structures to accommodate 900 cars at a parking ratio of one space for every two employees. Alternative B contains infrastructure improvements including a new front entrance gate house, a visitor parking lot or structure (with approximately 80 spaces), and a new truck screening facility. Alternative B will also consist of the following:

- 184,500 square feet (sf) of office up to five-stories tall
- 168,000 sf of laboratory space up to four-stories tall
- 30,800 sf of new special use space
- 10,000 sf of maintenance/storage space (shared space)
- Two new parking garages with 900 parking spaces
- 80 surface parking spaces for visitors
- Elevated boardwalk

The ROD can be found on GSA's website at www.gsa.gov/ncrnepa. The ROD documents the specific components of and rationale for GSA's decision. If you have further questions on this project, please contact Lindsey Veas, NEPA Compliance Specialist at (202) 262-9236.

144745 (6-15)



LEGALS

LM File No.: 1842-00003-Ramey

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Bernice Ramey, Plaintiff,
vs.

PG Dower, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., 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; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002594 (TAX SALE)

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

described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772.

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

It is thereupon this 6th day of June, 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) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

144737 (6-15,6-22,6-29)

LEGALS

LM File No.: 1842-00002-Ramey

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Bernice Ramey, Plaintiff,
vs.

Gabriel David; James M. Greenwell; Justine R. Greenwell; Michael S. Frissell, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, 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; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002593 (TAX SALE)

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

described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740.

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

It is thereupon this 6th day of June, 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) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

144738 (6-15,6-22,6-29)

The Prince George's Post Newspaper

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301-627-0900

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a Very

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORENCE S PATTERSON

Notice is given that Sheila Patterson Dennie, whose address is 12504 Langner Drive, Fort Washington, MD 20744, was on April 27, 2023 appointed Personal Representative of the estate of Florence S Patterson, who died on March 23, 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 27th 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.

SHEILA PATTERSON DENNIE
Personal Representative

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

Estate No. 128903
144674 (6-16-8,6-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELLE Y EASTER

Notice is given that Claetha M Jones, whose address is 4439 Ponds Street NE, Washington, DC 20019, was on April 14, 2023 appointed Personal Representative of the estate of Michelle Y Easter, who died on December 14, 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.

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 14th 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.

CLAELETHA M JONES
Personal Representative

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

Estate No. 113192
144676 (6-16-8,6-15)

LEGALS

Charter Resolution No. 179

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 179 on May 22, 2023 amended Article 300 of the City of Laurel Charter to amend Section 357, to allow for Collective Bargaining for Certain Employees of the Department of Public Works as follows:

CHARTER AMENDMENT:

Section 357. Collective Bargaining

The Mayor and City Council of Laurel are hereby authorized to collectively bargain with certain police officers of the Laurel City Police Department and certain employees of the Department of Public Works. Subsequent negotiations shall be determined by such Labor code or the initial collective bargaining agreement.

The date of adoption of this Charter Resolution is the 22nd day of May, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 12th day of July, 2023 unless on or before the 3rd day of July, 2023, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website <https://www.cityoflaurel.org/clerk/notices/public-notice> or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

144642 (5-25,6-1,6-8,6-15)

LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL

MONDAY, JUNE 26, 2023

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 263 (Ordinance No. 2012)

An ordinance to amend the Unified Land Development Code to include personal non-medical cannabis as a special exception use in certain zones within the City.

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

144714 (6-8,6-15)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW

1099 WINTERSON ROAD

SUITE 301

LINTHICUM HEIGHTS, MD 21090

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

606 JENNINGS MILL DRIVE

BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Alice D. Harris, dated March 15, 2006 and recorded in Liber 24820, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,543.63, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 27, 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 \$42,000.00 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 #: 457908)

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

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

144691 (6-8,6-15,6-22)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 11, 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, July 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-031-2023 (DR-3) – AN ORDINANCE CONCERNING CONVENIENCE—GAS STATIONS—TOBACCO SHOPS—TOBACCO PRODUCT DISPLAY AND SALES AREA for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco and cannabis-related products; and providing for a transition period to ensure compliance.

CB-045-2023 (DR 2) – AN ORDINANCE CONCERNING GENERAL PROVISIONS – AUTHORITY AND JURISDICTION – ALTERNATE DEVELOPMENT REGULATIONS for the purpose of providing authorization in the Zoning Ordinance for alternate development regulations for development of land owned by the Redevelopment Authority of Prince George's County.

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

144725 (6-8,6-15)

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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 20, 2023

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

1:30 P.M.

Notice is hereby given that on Tuesday, June 20, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

CB-032-2023 (DR-3) – AN ACT CONCERNING BETTER BAG BILL for the purpose of providing for 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 a 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; establishing that the failure to charge the amount of money required under this Division for the provision of one or more paper or reusable carryout bags at a single point of sale is 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.

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

144726 (6-8,6-15)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW

1099 WINTERSON ROAD

SUITE 301

LINTHICUM HEIGHTS, MD 21090

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

73 HERRINGTON DRIVE

UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Mary W. Williams, dated February 27, 2006 and recorded in Liber 24581, Folio 063 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,000.00, and an original interest rate of 5.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 27, 2023 AT 11:03 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 \$10,000.00 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 #: 459553)

Richard E. Solomon, et al.,
Substitute Trustees

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144690 (6-8,6-15,6-22)

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LEGALS

Krista N Robertson
4520 East-West Highway, Suite 650
Bethesda, MD 20814
301-986-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE ROSE MADU

Notice is given that Adaku Nwachukwu, whose address is 42751 Ravenglass Dr, Ashburn, VA 20148 and Chinwenwa O Madu, whose address is 9418 Presley Place, Lanham, MD 20706 were on June 5, 2023 appointed Co-Personal Representatives of the estate of Catherine Rose Madu who died on March 13, 2022 with a will.

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

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

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

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

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

**ADAKU NWACHUKWU
CHINWENWA O MADU**
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. 125116
144756 (6-15,6-22,6-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY E SCOTT

Notice is given that Jacqueline A Samuels, whose address is 1304 Dunbar Oaks Drive, Capitol Heights, MD 20743, was on June 7, 2023 appointed Personal Representative of the estate of Timothy E Scott, who died on March 26, 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 7th day of December, 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.

JACQUELINE A SAMUELS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129314
144758 (6-15,6-22,6-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA GALLOWAY

Notice is given that Catina L Webster, whose address is 268 Rumbling Rock Road, Hedgesville, WV 25427, was on June 1, 2023 appointed Personal Representative of the estate of Brenda Galloway, who died on January 5, 1998 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 December, 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.

CATINA L WEBSTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129471
144759 (6-15,6-22,6-29)

Elena Sallitto Esq
124 South Street, Suite 1
Annapolis, MD 21401
410-268-9246

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS RAY ZOOK

Notice is given that Susan Zook, whose address is 5010 Lexington Avenue, Beltsville, MD 20705, was on February 10, 2023 appointed personal representative of the small estate of Thomas Ray Zook, who died on April 5, 2021 without a will.

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

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

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

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

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

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

SUSAN ZOOK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128139
144746 (6-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANETTE LOUISE NEWMAN

Notice is given that Thomas R Newman, whose address is 923 Seavern Ave, Edgewater, MD 21037, was on June 7, 2023 appointed personal representative of the small estate of Franette Louise Newman, 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 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.

THOMAS R NEWMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129545
144747 (6-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOUGLAS ALAN CRISSINGER

Notice is given that Susan Struve, whose address is 245 Rollins Ave Apt 102, Rockville, MD 20852, was on June 7, 2023 appointed personal representative of the small estate of Douglas Alan Crissinger who died on November 24, 2022 with a will.

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

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

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

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

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

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

SUSAN STRUVE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127609
144749 (6-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY R MEIL

Notice is given that Joanne M Berger, whose address is 13210 Collingwood Terrace, Silver Spring, MD 20904 and William M Meil, whose address is 2 Park Place, Indiana, PA 15701 were on June 6, 2023 appointed Co-Personal Representatives of the estate of Henry R Meil who died on January 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 co-personal representatives or the attorney.

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

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

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

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

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

**JOANNE M BERGER
WILLIAM M MEIL**
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. 128597
144755 (6-15,6-22,6-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PHILIP EDWARD WHALEN
AKA: PHILIP E. WHALEN**

Notice is given that Wesley C Whalen, whose address is 223 Heathwood Drive, Spartanburg, SC 29307, was on June 6, 2023 appointed Personal Representative of the estate of Philip Edward Whalen AKA: Philip E. Whalen who died on April 7, 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 6th day of December, 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.

WESLEY C WHALEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129398
144754 (6-15,6-22,6-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA R DAVIS

Notice is given that Karen A Beale, whose address is 11406 Old Lottsford Road, Mitchellville, MD 20721, was on June 2, 2023 appointed personal representative of the small estate of Virginia R Davis who died on May 2, 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.

KAREN A BEALE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129501
144748 (6-15)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PAMELA SMITH-LIPSCOMB**
Estate No.: 125895

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina M. Taylor for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 24, 2023 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144750 (6-15,6-22)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MILDRED F. COATES
AKA: MILDRED FRANCES
COATES**
Estate No.: 127875

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by William R. Coates and Robert T. Coates for judicial probate of the will with interlineations dated **July 15, 2013**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 12, 2023 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144752 (6-15,6-22)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MILTON CARROLL PLUMMER**
Estate No.: 124181

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Doreene England for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 24, 2023 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144751 (6-15,6-22)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
DWIGHT DAVID WARE**
Estate No.: 127085

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Aaron A. Ware for judicial probate of the will dated **September 28, 2022**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 26, 2023 at 10:30 A.M.**

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144753 (6-15,6-22)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7750 BURNSIDE ROAD
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester Meekins, dated November 20, 2017, and recorded in Liber 40395 at folio 8 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 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 \$20,000.00 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 # 18-603131)

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

144650 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8318 NICHOLSON STREET
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Sarah Randall aka Sarah L. Randall and Norman Randall aka Norman K. Randall, dated October 3, 2006, and recorded in Liber 26460 at folio 408 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 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 \$30,000.00 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 # 22-601713)

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

144661 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

47 STATON DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Janet P. Saxton aka James P. Saxton and Estate of Richard E. Saxton aka Richard Eric Saxton, dated December 8, 2006, and recorded in Liber 27879 at folio 350 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 2023
AT 9:32 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 # 22-600892)

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

144662 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1202 CASTLEWOOD DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Shirlean Lovelace, dated September 14, 2021 and recorded in Liber 46395, Folio 511 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,750.00, and an original interest rate of 3.250%, 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 **JUNE 21, 2023 AT 10:51 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 \$36,000.00 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 #: 459445)

Richard E. Solomon, et al.,
Substitute Trustees

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144656 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6012 HOPE DRIVE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from William A. Miller, dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex]-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 21, 2023 AT 10:53 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 \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457939)

Richard E. Solomon, et al.,
Substitute Trustees

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144657 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1216 GOLDMINE COURT
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Yousifu A. Toure, dated January 15, 2008 and recorded in Liber 29500, Folio 548 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,900.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex]-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 21, 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 \$34,000.00 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 #: 448058)

Richard E. Solomon, et al.,
Substitute Trustees

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