

*The
Prince George's Post
Newspaper*

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10014 WORRELL AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 18, 2023 AT 10:40 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 \$39,000.00 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 #: 449323)

Richard E. Solomon, et al.,
Substitute Trustees



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144855

(6-29,7-6,7-13)

LEGALS

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ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2908 CITRUS LANE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Curtis E. Morgan, and Karen E. Allen-Morgan, dated August 7, 2002 and recorded in Liber 17360, Folio 729 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 1, 2015, in the Land Records of Prince George's County at Liber No. 36835, Folio 531, with an original principal balance of \$237,500.00, and an original interest rate of 4.625%, 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 **JULY 18, 2023 AT 10:42 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 \$20,000.00 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 #: 459841)

Richard E. Solomon, et al.,
Substitute Trustees



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144856

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4848 66TH AVENUE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Patricia Y. Black, dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 11, 2023 AT 11:26 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 \$7,000.00 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 #: 422098)

Richard E. Solomon, et al.,
Substitute Trustees



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144798

(6-22,6-29,7-6)

LEGALS

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312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**14109 SPRINGBRANCH DRIVE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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

**JULY 11, 2023
AT 9:35 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 \$21,000.00 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 # 2011-11099)

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

144797

(6-22,6-29,7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**5601 PARKER HOUSE TERR #103
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L. Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 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

**JULY 18, 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 \$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 5.25% 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 # 22-600952)

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

144857

(6-29,7-6,7-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7002 FORBES BOULEVARD
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Donita D. Douglas, dated December 28, 2015, and recorded in Liber 37801 at folio 443 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

**JULY 11, 2023
AT 9:34 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 \$27,000.00 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 5.25% 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 # 23-600112)

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

144784

(6-22,6-29,7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3605 24TH AVENUE
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Sheila Denise Hamilton, dated December 1, 2006, and recorded in Liber 26715 at folio 394 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

JULY 11, 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 \$14,000.00 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 # 20-604699)

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

144782 (6-22,6-29,7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5511 FARRAGUT STREET
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Gerber Rolando Salazar, and Leonardo Barrios, dated June 15, 2006 and recorded in Liber 26021, Folio 090 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$293,600.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 11, 2023 AT 11:32 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 \$22,000.00 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 #: 459626)

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

144799 (6-22,6-29,7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7651 S ARBORY LANE, UNIT 350
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Chungong aka Elizabeth Chungong Katta, dated April 26, 2006, and recorded in Liber 25177 at folio 212 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

JULY 11, 2023
AT 9:36 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 \$23,000.00 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 # 20-604820)

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

144796 (6-22,6-29,7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8220 CLAY DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated March 6, 2007 and recorded in Liber 28118, Folio 512 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 7, 2017, in the Land Records of Prince George's County at Liber No. 39396, Folio 98, with an original principal balance of \$259,000.00, and an interest rate of 6.250%, default having occurred thereunder, 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 **JULY 11, 2023 AT 11:28 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 #: 449367)

Richard E. Solomon, et al.,
Substitute Trustees

ALEX COOPER
auctioneers

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

144801 (6-22,6-29,7-6)

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 RESOLUTIONS

CR-031-2023 – A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of approving a multi-year contract to procure consultant to assist with developing a Climate Action Implementation Strategy Plan Prince George's County.

CR-038-2023 – A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of a Resolution pursuant to the Prince George's County Charter Section 819 for approval of a multi-year Consultant Services Agreement. The Department of the Environment (DoE) is requesting approval of a contract for financial-related, project and economic-related technical assistance and analysis services for environmental and climate action programs pursuant to Section 819 of the Prince George's County Charter. The contract has been included in an enhancement package for the FY24 Operation Budget request. The contract is a multi-year agreement in the not-to-exceed amount of Two Million Dollars (\$2,000,000.00). The contract provides professional support services to assist County staff, the Climate Action and Environmental Justice with developing the County's Climate Action Plan Implementation Strategy in accordance with Executive Order No. 5 – 2022 and Council Resolution CR-32-2022.

CR-051-2023 – A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

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

144883 (6-29,7-6)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 18, 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 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-046-2023 (DR-3) AN ACT CONCERNING THE HEALTHY RESTAURANT PROGRAM for the purpose of establishing a voluntary healthy restaurant certification program.

CB-061-2023 (DR-2) AN ACT CONCERNING COUNTY REAL PROPERTY AS SURPLUS PROPERTY for the purpose of repealing in its entirety and reenacting provisions of the Code regulating the procedure to declare County Real Property as Surplus Property; methods of disposition of surplus property; approval by Council; and execution of disposition.

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.

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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

144926 (7-6,7-13)

The Prince George's Post
Serving Prince George's County
301.627.0900

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2023-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023, THROUGH JUNE 30, 2024, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2023; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY24 for the City of Hyattsville are set as follows:

TAX TYPE	RATE					
Real Property (includes land, improvements and fixtures)	sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value					
Operating property of public utilities and contract carriers	one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value					
Tangible operating personal property, including commercial inventory	one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value					
University Town Center Special Tax District	RATE					
A	B	C	D	E	F	G
				Total G \$1,302,000 divided by total E		
				1,690.77		(E times F)
Land Use Class	Number of Parcels	Building Square Feet (sf)/ Dwelling Unit (du)	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement
Office	5	1,044,091	0.70/1,000 sf	730.86	\$770.06	\$562,811.58
Retail	5	211,829	1.02/1,000 sf	216.07	\$770.06	\$166,384.25
Residential	136	716	1.00/du	716.00	\$770.06	\$551,365.59
Parking	3	1,392	0.02/ps	27.84	\$770.06	\$21,438.57
Total	148			1,690.77		\$1,302,000.00

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY24 for the City of Hyattsville was the subject of a public hearing on May 1, 2023, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 5, 2023 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville – FY2024 Budget					
	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
Revenue & Other Sources:					
Local Taxes:					
Real Property Taxes	\$17,154,392	\$0	\$0	\$0	\$17,154,392
Personal Property Taxes	975,000	0	0	0	975,000
Operating Property	885,000	0	0	0	885,000
Income Tax	2,985,650	0	0	0	2,985,650
Admissions and Amusement Taxes	192,000	0	0	0	192,000
Subtotal - Local Taxes	22,192,042	0	0	0	22,192,042
Other Revenue & Sources					
Licenses and Permits	695,000	0	0	0	695,000
Other Governments - Grants	895,000	0	150,000	0	1,045,000
Service Charges	105,000	0	0	0	105,000
Fines and Forfeitures	295,000	0	1,237,500	0	1,532,500
Miscellaneous	395,000	0	150,000	0	545,000
Bond/Note Proceeds	0	18,896,213	0	0	18,896,213
Lease Proceeds	0	125,000	0	0	125,000
Other Sources - Transfers In / Out	0	2,279,300	0	0	2,279,300
Sub-total	2,385,000	21,300,513	1,537,500	0	25,223,013
Total Revenue - Sources	\$24,577,042	\$21,300,513	\$1,537,500	0	\$47,415,055
Expenditures & Other Uses:					
Legislative	\$839,951	\$0	\$0	\$0	\$839,951
General Government	5,440,003	292,500	125,000	0	5,857,503
Police	11,972,859	1,909,606	422,775	0	14,305,239
Fire	50,000	0	0	0	50,000
Parking Compliance	0	276,000	718,078	0	994,078
Code Compliance	751,073	0	0	0	751,073
Legislative/General/ Public Safety Subtotal	19,053,886	2,478,106	1,265,853	0	22,797,845
Public Works	7,244,605	13,088,469	0	0	20,333,074
Community Services/PEG	869,350	100,000	120,000	0	1,089,350
Community Development	695,814	15,000	75,000	0	785,814
Other Financing - Transfers-In	0	0	0	2,408,972	2,408,972
Other Financing - Transfers-Out	2,408,972	0	0	(2,408,972)	0
Total Expenditures - Uses	30,272,627	15,681,575	1,460,853	0	47,415,055
Excess of Revenue and Other Sources over Expenditures and Other Uses	(\$5,695,585)	\$5,618,938	\$76,647	\$0	\$0
Beginning Fund Balance	\$21,613,838				
Ending Fund Balance	\$15,918,253				

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on May 15, 2023, at a public meeting and then adopted, on June 5, 2023, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2023, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2023-02 in its entirety, please contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

144878 (6-29-7-6)

LEGALS

Landover Hills Town Council Emergency Ordinance O-05-2023

At the June 20, 2023, Town Council Meeting held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-05-2023 to amend the Town Budget for Fiscal Year 2023, beginning July 1, 2022, and ending June 30, 2023 in order to comply with State and Town laws and reflect current economic trends. Projected revenues and expenditures are \$2,132,851. The Ordinance provided for revenue and expenditure line adjustments. A copy of Ordinance O-05-2023 has been posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. The budget amendment became effective on June 20, 2023.

144931 (7-6-7-13)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until July 24, 2023, at 11:59 p.m. local prevailing time for the following project:

Rehabilitation of Bridge No. P-0581 Harry S Truman Drive over Southwest Branch 948-H (E)

2. **Contract Documents.** Contract documents are only available for download at the following websites:

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036439 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).
- SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. **Project Description:** The work includes the removal of the existing bridge structure and construction of a new bridge. Replacement of the existing bridge will include a Prestressed Next Beam Bridge. The bridge work also consists of the driving of HP pile, construction of approach concrete slabs, deck overlay, concrete abutments and wing walls.

4. **Minimum Qualifications:** The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid. The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, IC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>)

The approximate quantities of major items of work involved are as follows:

Quantity	Unit	Description
1	LS	Clearing and Grubbing
1	LS	Type C Engineer's Office
1	LS	Construction Stakeout
1	LS	Maintenance of Traffic
130	UD	Portable Variable Message Signs (PVMS)
90	UD	Arrow Panel
30	BBL	Temporary Crash Cushion Sand filled plastic barrels for MOT
250	EA	Drums for MOT
1200	CY	Class I Excavation
845	LF	Silt Fence
75	SY	Class II Riprap for slope and channel protection
1	LS	Temporary Barrier Diversion (TBD)
1	LS	Removal of existing Structure
260	CY	Structure Excavation (Class 3)
1	LS	Maintenance of Streamflow
2	EA	Dynamic Pile Monitoring & CAPWAC-C Analysis
940	LF	20 Inch Dia. Concrete Filled Steel Pipe Piles
1	LS	Footing Concrete
1	LS	Substructure Concrete
1	LS	Superstructure Concrete
1	LS	Parapet Concrete
1	LS	Approach Slab & Sleeper Slab Concrete
1200	TON	Hot Mix Asphalt Super pave 9.5 mm for surface PG 70-22, Level-2
100	TON	Hot Mix Asphalt Super pave 12.5 mm for surface PG 70-22, Level-2
850	TON	Hot Mix Asphalt Super pave 19.0 mm for surface for Wedge & level & Base PG 70-22, Level-2
100	TON	Hot Mix Asphalt Super pave 25.0 mm for surface PG 70-22, Level-2
7000	SY	Fine Milling Asphalt Pavement 1 inch to 2.5-inch depth
3300	LF	Thermoplastic Pavement Marking Various Colors
645	LF	Contrast Pavement Marking Tape
2	EA	Traffic Barrier W-Beam one sided parallel End Treatment Type C
4	EA	Traffic Barrier W Beam Anchorage to vertical face
2000	LF	Concrete Curb & Gutter P.G. County Std 620.01
1782	SF	4-Inch Thick Concrete Side Walk P.G. County Std. 655.03
5200	SY	Furnish and Placing Topsoil 2- Inch Depth
5200	SY	Turf-grass Establishment
17	EA	Galvanized U-Shaped Steel Channel Sign Post
127	SF	Sheet Aluminum Sign

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address.

7. **Bid Security.** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. **Bonding.** A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. **This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.**

13. **This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.**

14. **This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.**

15. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

16. An optional virtual Pre-Bid Conference will be held on July 7, 2023 at 10:00 a.m. local prevailing time, via Zoom at <https://us05web.zoom.us/j/83177455029?pwd=cE5OVmp2OktkMW50b2ZGSDEyY0RlZDZ09> MeetingID:83177455029 Passcode: Du7CMB

17. This project requires 25% DBE Mandate.

By Authority of Angela D. Alsobrooks
County Executive

144803 (6-22,6-29,7-6)

PUBLIC HEARING

**CITY OF LAUREL MAYOR AND CITY COUNCIL
WEDNESDAY, JULY 12, 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.

144792 (6-22,6-29,7-6)

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 hearings:

Appointment of the following individuals to the Solid Waste Advisory Commission:

- Mr. Mouhaman S. Kola Reappointment
Term Expiration: 11/5/2024
- Ms. Nancy J. Meyer Reappointment
Term Expiration: 11/5/2024

Appointment of the following individuals to the Personnel Board:

- Ms. Delores M. Stuckey Reappointment
Term Expiration: 12/5/2026
- Ms. Yvonne V. Hefley Reappointment
Term Expiration: 12/5/2026
- Ms. Darlene M. Neal Reappointment
Term Expiration: 12/5/2026
- Mr. Ike B. Udejiofor, Ph.D. Reappointment
Term Expiration: 12/5/2026

Appointment of the following individuals to the Fair Election Fund Commission:

- Ms. Monika L. Jackson Appointment
Senior Citizen Member
Term Expiration: 5/1/2026

Appointment of the following individuals to the Fire Commission for Prince George's County:

- Mr. Johnathan L. Bolden Reappointment
Volunteer
Term Expiration: 7/1/2025
- Mr. Antwan D. Holbert Reappointment
Term Expiration: 7/1/2025
- Ms. Vanessa E. Surlis Reappointment
Volunteer
Term Expiration: 7/1/2025

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

144884 (6-29-7-6)



**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT, MD
ORDINANCE O-23-11
FISCAL YEAR 2023-2024 CITY BUDGET
EFFECTIVE JULY 21, 2023**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2023, and ending June 30, 2024, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND \$12,623,983

The Ordinance and the budget document are available for review at:

Office of the City Clerk
City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125
(301) 336-2600

Shireka McCarthy
Council President

144925 (7-6-7-13)

LEGALS

Notice

On Thursday, June 22, 2023, the Landover Hills Town Council adopted Ordinance No. O-04-2023, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2024 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2024. The Town's real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall increase to \$280 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same

Projected Revenues

Taxes	\$1,359,200	Enforcement Fees	\$410,163
Permits / Licenses	\$35,500	Miscellaneous Revenues	\$103,500
Police Grants	\$71,500	Trash User Fee	\$142,800
Transfer from Investments	\$0		
Grants	\$667,734	Total Projected Revenue:	\$2,790,397

Projected Expenditures

Mayor and Council	\$35,850	Public Associations	\$3,615
Administration	\$365,012	Police Department	\$1,158,890
Annexation	\$5,000	Public Works	\$228,531
Professional Services	\$56,750	Elections	\$0
General Office	\$39,850	General Govt. Insurance	\$12,000
Municipal Building	\$56,000	Trash Collection	\$142,800
Community Promotions	\$18,135		
Misc. Grants	\$667,964	Total Projected Expenditures:	\$2,790,397

This legislation shall become effective June 30, 2023 for the Fiscal Year 2024 (July 1, 2023 – June 30, 2024). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days.

144930 (7-6,7-13)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZENAI DA L RAMOS**

Notice is given that Wilson D Ramos, whose address is 6940 University Drive, Alexandria, VA 22307, was on February 14, 2023 appointed Personal Representative of the estate of Zenaida L. Ramos, who died on November 11, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 2023.

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

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

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

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

WILSON D RAMOS
Personal Representative

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

Estate No. 127989

144934 (7-6,7-13,7-20)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

JULY 12, 2023

1. Gregory Jones, Member-Manager, Hope Jones, Member-Manager, t/a Trinity Grill, 3010 Hamilton Street, Hyattsville, MD 20782, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation # 32 (Inspections: Uncooperative). To wit; on Friday, April 28, 2023, at approximately 2:15 pm during a routine inspection, the owner of Trinity Grill became irate over the phone with Inspector Pascual regarding the inspection process. The manager, who was on the scene and a female employee, began to challenge the inspector as he attempted to do his job. Further, the manager followed the inspector out to his vehicle and took a picture of the inspector's license plate as a way of intimidation. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

2. Anna Zheng, Owner, t/a New Rio Buffet & Bar, 3745A Branch Avenue, Temple Hills, Maryland 20748, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R.No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Friday, April 28, 2023,

at approximately 8:40 pm one (1) underage male operative (20 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered New Rio Buffet & Bar located at 3745 A Branch Avenue, Temple Hills, MD 20748. The operative ordered one 12 oz bottle of Heineken Beer, the cashier did not check for ID and the licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

3. Delmy F. Buruca De Hernandez, President/Treasurer, Carlos Arnoldo, Secretary, t/a El Paraiso Restaurant, 6511-6513 New Hampshire Avenue, Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R. No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Friday, May 19, 2023, at approximately 8:00 pm one (1) underage male operative (19 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered El Paraiso Restaurant located at 6511-6513 New Hampshire Avenue, Takoma Park, MD 20912. The operative ordered a Bottle Corona Beer and the server did not check for ID and place the 12 oz Bottle Corona Extra Beer in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR# 1, 11/8/22 - Sales to minor of the Rules and Regulations for Prince George's County.

4. Eloisa Guzman, President, t/a La Sirenita Restaurant, 4911 Edmonston Road, Hyattsville, Maryland 20781, Class DW(On), Beer and Wine, is summonsed to show cause for an alleged violation of Maryland Annotated Code for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. To wit; on or about Wednesday, April 6, 2023, at approximately 8:10 p.m., Inspector Bagby, of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 4911 Edmonston Road, Hyattsville, MD. Inspector Bagby observed 11 1.75L bottles of Gold Margarita and 1 1.75L bottles Strawberry Margarita all Kirkland (Costco Brand), which is not an authorized distributor. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 12, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
June 21, 2023

144933 (7-6)

*Serving
Prince George's
County
Since 1932*

*The
Prince George's
Post
Call
301-627-0900
or
Fax
301-627-6260
Have a
Safe and
Happy
Weekend*

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL ARCHER JR

Notice is given that Sharon Brockett, whose address is 8400 Laura Lane, Forestville, MD 20747, was on June 6, 2023 appointed Personal Representative of the estate of Samuel Archer Jr who died on April 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 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; 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.

SHARON BROCKETT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129462
144837 (6-22,6-29,7-6)

Robert Y. Clagett, Attorney
14804 Pratt St.
Upper Marlboro, MD 20772
(301) 627-3325

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Maricopa Superior Court of Maricopa County, Arizona appointed Daniel A. Bean, whose address is 10907 Westphalia Road, Upper Marlboro, MD 20774, as the Personal Representative of the Estate of Sarah J. Bean who died on May 11, 2021 domiciled in Maricopa CO, Arizona.

The Maryland resident agent for service of process is Daniel A. Bean, whose address is 10907 Westphalia Road, Upper Marlboro, MD 20774.

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

UNDIVIDED — 5/36TH INTEREST IN 89.42 ACRES AND IMPROVEMENTS AT 10-907 WESTPHALIA RD., UPPER MARLBORO, MD 20774

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

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

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

DANIEL A. BEAN
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 129598
144823 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

James Truitt
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Perrywood Community
Association, Inc.
Richard J. Hajjar, Trustee
Alice A. Stealy, Trustee
Nationsbank of Maryland, N.A.
n/k/a Bank of America, NA
Prince George's County, Maryland

13200 TRUMPETER SWAN CT

and

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

and

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

13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073, 3rd (Third) Election District, described as follows: All that lot of land and imps 21,780,000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 Fl 147 and assessed to Perrywood Comm Assoc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-23-002681

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps 21,780,000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 Fl 147 and assessed to Perrywood Comm Assoc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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
144793 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

James Truitt
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.

7379 OLD ALEXANDRIA FERRY RD, #11B

and

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

and

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

7379 Old Alexandria Ferry Road, Clinton, MD 20735, 9th (Ninth) Election District, described as follows: All that lot of land and imps 1,941,000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-23-002679

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps 1,941,000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's 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
144794 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

Jessica Maragh
Plaintiff,

v.

Theodore J. Scheve, et al.
Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-002393

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Glenn Dale Road, Glenn Dale, MD 20769-0000 ("Property"). Account Number 1675842, assessed to Defendants, Theodore J. Scheve and Geraldine E. Scheve and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: Glenn Dale Road, Glenn Dale, Maryland 20769-0000

Description on Certificate of Tax Sale:

The property in Bowie, 14th Election District of said County, described as follows:

.2100 Acres.
Assmt \$1,200 Map 045 Grid B3 Par 166 Lib 09410 Fl 017 and assessed to Scheve Theodore J & Geraldine E.

Tax ID No. 14-1675842
000000 Glenn Dale Road
Glenn Dale, Maryland 20769

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 22nd day of August, 2023, to redeem the property located at Glenn Dale Road, Glenn Dale, MD 20769-0000, Tax ID Number: 14-1675842, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144862 (6-29,7-6,7-13)

LEGALS

PUBLICATION ORDER

MBNA, LLC
c/o Hijazi Law Group, LLC
3231 Superior Lane, Suite A-26
Bowie, MD 20715

Plaintiff

v.

BENNIE NESBITT
59 Akin Ave
Capitol Heights, MD 20743

5704 Rhode Island Dr.
Woodbridge, VA 22193

and

Exodus Betha
59 Akin Ave
Capitol Heights, MD 20743

1418 Kearny St. NE
Washington, DC 20017

and

Anthony M. Grayton
59 Akin Ave
Capitol Heights, MD 20743

and

Al Stith
59 Akin Ave
Capitol Heights, MD 20743

and

ALL OCCUPANTS
59 Akin Ave
Capitol Heights, MD 20743

and

PRINCE GEORGE'S COUNTY,
MARYLAND
Serve on:
Prince George's County Office of Law
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

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

N 71 Ft Lot 47 & Lots 48.49.50.51
9,420.0000 Sq. Ft
Capitol Heights Blk 5
Assmt \$113,000 Lib 0000 Fl 000
Known as: 59 Akin Ave
Capitol Heights, Maryland 20743
Defendants

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

Case No.: C-16-CV-23-002814

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

redemption in the following property:

Property Address: 59 Akin Avenue,
Capitol Heights MD, 20743
Description: N 71 Ft Lot 47 & Lots
48.49.50.51
9,420.0000 Sq. Ft. Capitol Heights
Blk 5
Assmt \$113,000 Lib 0000 Fl 000
Liber/Folio: 25722/277
Assessed To: NESBITT BENNIE &
EXODUS BETHA ET
GRAYTON ANTHONY M & AL
STITH

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

It is thereupon this 20th day of June, 2023, by the Circuit Court for Prince George's County hereby:

ORDERED, that notice be given by the insertion of a copy of this Order in some weekly newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 14th day of July, 2023, warning all persons interested in the said property to be and appear in this Court by the 22nd day of August, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and 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
144849 (6-29,7-6,7-13)

ORDER OF PUBLICATION

Alyssa Maragh
Plaintiff,

v.

Betty E. Daigle, et al.
Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-002515

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 9704 Tiberias Drive, Upper Marlboro, MD 20772 ("Property"). Account Number 1716026, assessed to Defendants, Betty E. Daigle and James L. Daigle, Personal Representative of the Estate of Betty E. Daigle, and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: 9704 Tiberias Drive, Upper Marlboro, MD 20772

Description on Certificate:
The property in Mellwood, 15th Election District of said County, described as follows:

Estates Outlot a
6,685.0000 Sq.Ft. Rosaryville Estate Blk F
Assmt \$833 Lib 04587 Fl 349 and assessed to Daigle Betty E.

Tax ID No. 15-1716026
009704 Tiberias Drive
Upper Marlboro, MD 20772

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

It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 14th day of August, 2023, to redeem the property located at 9704 Tiberias Drive, Upper Marlboro, MD 20772, Tax ID Number: 15-1716026, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144841 (6-22,6-29,7-6)

LEGALS

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
HILDA MCRAE FREEMAN
AKA: HILDA FAYE MCCRAE
FREEMAN
ESTATE NO: 127474

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Rico Freeman, 204 Major King Lane, Fort Washington, MD 20744, son, challenging the will dated September 2, 2022. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
144866 (6-29,7-6)

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington, DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,
Plaintiff,

v.

Toll Oak Creek Golf LLC
C/O United Agent Group, Inc.
2 Wisconsin Circle, Ste 700
Chevy Chase, MD 20815-7007,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as: **Golf Course Plat 5, Pt. Par 13**

and also known as Account Number 07-3616430,
Defendants.

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

Case No. C-16-CV-23-002738

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

Golf Course Plat 5, Pt. Par 13 also known as Account Number: 07-3616430

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff 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
144850 (6-29,7-6,7-13)

ORDER OF PUBLICATION

JOEL MORRIS
Plaintiff,

v.

KAZ DEVELOPMENT, LLC
SERVE ON:
VICTOR M. KAZANJIAN, RES.
AGENT

AND

VICTOR M. KAZANJIAN, DIRECTOR/MEMBER OF KB-MCKEE DEVELOPMENT, LLC,

AND

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

13209 MOLLY BERRY ROAD
BRANDYWINE, MD 20613

AND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

13209 MOLLY BERRY ROAD
BRANDYWINE, MD 20613

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

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-001011

Notice is hereby given this 29th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of July, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 31st day of July, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$356,000.00. The property sold herein is known as 1202 Castlewood Drive, Upper Marlboro, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144924 (7-6,7-13,7-20)

and a day from the date of sale has expired.

It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 7th day of July, 2023, warning all persons interested in the property to appear in this Court by the 14th day of August, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144842 (6-22,6-29,7-6)

ORDER OF PUBLICATION

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER PAYNE

Notice is given that Dannelta Payne, whose address is 14508 Delcastle Drive, Bowie, MD 20721, was on June 8, 2023 appointed Personal Representative of the estate of Walter Payne, who died on January 9, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th 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.

DANNETTA PAYNE
Personal Representative

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

Estate No. 129474
144824 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY RAY THOMPSON

Notice is given that Delecelia Thompson, whose address is 253 Harry S. Truman Drive, Apt 24, Largo, MD 20774, was on June 8, 2023 appointed Personal Representative of the estate of Anthony Ray Thompson, who died on February 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 shall file their objections with the Register of Wills on or before the 8th 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.

DELECELIA THOMPSON
Personal Representative

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

Estate No. 128521
144825 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE MARIE MOY

Notice is given that Russell W Moy, whose address is 1103 Walnutwood Rd, Hunt Valley, MD 21030, was on June 6, 2023 appointed Personal Representative of the estate of Rose Marie Moy, who died on June 1, 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 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; 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.

RUSSELL W MOY
Personal Representative

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

Estate No. 129504
144826 (6-22,6-29,7-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA R DONOVAN

Notice is given that William L'Esperance, whose address is 10218 Griff Drive, Fort Washington, MD 20744, was on February 21, 2023 appointed Personal Representative of the estate of Rita R Donovan who died on January 31, 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 21st day of August, 2023.

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

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

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

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

WILLIAM L'ESPERANCE
Personal Representative

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

Estate No. 128204
144830 (6-22,6-29,7-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE E GREENE

Notice is given that Tiffanee L Greene, whose address is 4901 Bayberry Court, Upper Marlboro, MD 20772, was on May 18, 2023 appointed Personal Representative of the estate of Katherine E Greene 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 18th day of November, 2023.

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

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

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

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

TIFFANEE L. GREENE
Personal Representative

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

Estate No. 128963
144831 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY DEAN RENRICK

Notice is given that Robin Galery-Todd, whose address is 5409 20th Place, Hyattsville, MD 20782, was on March 8, 2023 appointed Personal Representative of the estate of Shirley Dean Renrick who died on February 3, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of September, 2023.

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

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

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

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

ROBIN GALERY-TODD
Personal Representative

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

Estate No. 128437
144832 (6-22,6-29,7-6)

LEGALS

I. William Chase
Attorney-At-Law
1190 West Northern Parkway
Suite 124
Baltimore, Maryland 21210
410-433-4100

Jessica L. Estes, Esq.
ERA Law Group, LLC
20 Ridgely Avenue, Suite 204 Annapolis, Maryland 21401
(410) 919-1790

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCELYN E. BOISSIERE

Notice is given that Winell Bel-fonte, whose address is 12607 Woodbridge Court, Mitchellville Maryland 20721, was on March 7, 2023 appointed Personal Representative of the estate of Joycelyn E. Boissiere who died on May 20, 2022 with a will.

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

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

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

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

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

WINELL BELFONTE
Personal Representative

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

Estate No. 127536
144873 (6-29,7-6,7-13)

LEGALS

Maria Worthington McKenna, 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
ANNIE R. HAMMONDS
AKA ANNIE RUTH HAMMONDS

Notice is given that Veronica Gale Bolden, whose address is 4504 Harvest Road, Temple Hills, MD 20748, was on April 26, 2023 appointed Personal Representative of the estate of Annie R. Hammonds AKA Annie Ruth Hammonds who died on February 21, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of October, 2023.

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

(1) Six months from the date of the decedent's death, 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.

VERONICA GALE BOLDEN
Personal Representative

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

Estate No. 129085
144828 (6-22,6-29,7-6)

LEGALS

Kenneth B. Folstein, Chartered
8957 Edmonston Road, Suites A & C
Greenbelt, MD 20770
301-982-3080

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON A. KUPLIS

Notice is given that Sandra Kuplis Trevathan, whose address is 6239 87th Avenue, New Carrollton, MD 20784, was on June 14, 2023 appointed Personal Representative of the estate of Leon A. Kuplis who died on April 19, 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 14th 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.

SANDRA KUPLIS TREVATHAN
Personal Representative

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

Estate No. 129316
144871 (6-29,7-6,7-13)

William John Armstrong III, Esquire
1804 Briggs Chaney Road
Silver Spring, MD 20905
301-384-9233

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LESLIE L. HELMICK JR.

Notice is given that Ronald E. Helmick, whose address is 5355 Brookway Apt 4, Columbia, MD 21044, was on June 15, 2023 appointed Personal Representative of the estate of Leslie L. Helmick Jr. who died on March 31, 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 15th 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.

RONALD E. HELMICK
Personal Representative

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

Estate No. 129219
144870 (6-29,7-6,7-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAISY MARIE SAUNDERS

Notice is given that Tara Mable, whose address is 2701 Melisa Drive, Fort Washington, MD 20744, was on June 14, 2023 appointed Personal Representative of the estate of Daisy Marie Saunders 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 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 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.

TARA MABLE
Personal Representative

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

Estate No. 129616
144835 (6-22,6-29,7-6)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NELIS DEL VASQUEZ DE
MEDRANO**
Estate No.: 125379

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Fernando Quijano for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 7, 2023 at 10:30 AM. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

144867 (6-29,7-6)

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