

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OMOTOSHO PHILLIPS ADETUNJI

Notice is given that Adedoyin O Adepou-Omosho, whose address is 8850 East Grove Rd, Upper Marlboro, MD 20774, was on September 15, 2023 appointed Personal Representative of the estate of Omotosho Phillips Adetunji, who died on August 11, 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 15th day of March, 2024.

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.

ADEDOYIN O ADEPOJU-OMOTOSHO
Personal Representative

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

	Estate No. 130536
145652	(10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDREW SAMUEL CASSELL

Notice is given that Miseen Y Batson, whose address is 16208 Aveston Place, Bowie, MD 20716, was on September 18, 2023 appointed Personal Representative of the estate of Andrew Samuel Cassell, who died on August 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 18th day of March, 2024.

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.

MISEAN Y BATSON
Personal Representative

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

	Estate No. 130690
145653	(10-19-10-26,11-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY P BUTLER

Notice is given that Robin D Duncan-Chisolm, whose address is 737 Tola Ct, Hyattsville, MD 20785, was on October 6, 2023 appointed Personal Representative of the estate of Mary P Butler who died on August 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 April, 2024.

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 D DUNCAN-CHISOLM
Personal Representative

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

	Estate No. 130922
145656	(10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELEANORE MARGARET WACHOWSKI

Notice is given that Rose Ann Wachowski, whose address is 12449 Booths Spur, King George, VA 22485, was on October 10, 2023 appointed Personal Representative of the estate of Eleanore Margaret Wachowski who died on September 4, 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 10th day of April, 2024.

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.

ROSE ANN WACHOWSKI
Personal Representative

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

	Estate No. 130794
145657	(10-19-10-26,11-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE B. PORCHER

Notice is given that Clarence Wharton, whose address is 4306 Canyon View Drive, Upper Marlboro, Maryland 20772, was on October 6, 2023 appointed Personal Representative of the estate of Annie B. Porcher, who died on December 4, 2020 without a will.

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

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 April, 2024.

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.

CLARENCE WHARTON
Personal Representative

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

	Estate No. 129262
145650	(10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL ANTHONY FAIR SR

Notice is given that Michael A Fair Jr, whose address is 2037 South Anvil Lane, Temple Hills, MD 20748, was on October 2, 2023 appointed Personal Representative of the estate of Michael Anthony Fair Sr, who died on August 19, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of April, 2024.

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.

MICHAEL A FAIR JR
Personal Representative

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

	Estate No. 130664
145651	(10-19-10-26,11-2)

KATHERINE A. MCNALLY
11300 Rockville Pike, Suite 112
Rockville, Maryland 20852
301-486-5657

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE PRESTON JACKSON JR

Notice is given that William M Jackson, whose address is 8503 Waco Drive, Fort Washington, MD 20744, was on October 6, 2023 appointed personal representative of the small estate of George Preston Jackson Jr, who died on July 17, 2023 without a will.

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

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

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

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

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

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

WILLIAM M JACKSON
Personal Representative

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

	Estate No. 130254
145647	(10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARROLL A JOHNSON

Notice is given that Lynard T. Johnson, whose address is 6418 Oxbow Court, Woodbridge, VA 22193, was on September 14, 2023 appointed Personal Representative of the estate of Carroll A Johnson who died on May 29, 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 March, 2024.

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.

LYNARD T. JOHNSON
Personal Representative

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

	Estate No. 130663
145658	(10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOIS A JONES

Notice is given that Elaine R Hayes, whose address is 602 Warren Rd, West Chester, PA 19382, was on September 6, 2023 appointed Personal Representative of the estate of Lois A Jones who died on August 14, 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 March, 2024.

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.

ELAINE R HAYES
Personal Representative

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

	Estate No. 130517
145659	(10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MOREL MOWATT

Notice is given that Carolyn Mowatt-Findley, whose address is 1425 Ridgemill Terrace, Dacula, GA 30019, was on October 4, 2023 appointed Personal Representative of the estate of Morel Mowatt, who died on April 13, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of April, 2024.

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.

CAROLYN MOWATT-FINDLEY
Personal Representative

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

	Estate No. 130892
145649	(10-19-10-26,11-2)

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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6012 HOPE DRIVE
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an interest rate of 5.625%, 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 **OCTOBER 31, 2023 AT 11:25 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 within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457939)

Richard E. Solomon, et al.,
Substitute Trustees



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145577 (10-12,10-19,10-26)

LEGALS

-NOTICE OF PUBLIC HEARING- ZONING MAP AMENDMENT- PLANNED DEVELOPMENT

Pursuant to Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

HYDE FIELD ACQUISITION LLC (HYDE LANDING)

APPLICATION NUMBER: ZMA-2022-005

PUBLIC HEARING DATE/TIME: November 30, 2023/10:00 a.m.

PUBLIC HEARING LOCATION: Virtual

To participate, speaker registration and all materials for the public hearing must be submitted for Prince George's County Planning Board consideration by Noon on Tuesday, November 28, 2023. You may:

- 1) Register to speak at <https://pgplanningboard.org/883/Watch-Meetings>
- 2) Submit correspondence via:
 - a. E-mail to: pgcpb@mncppc.org
 - b. Fax 301-952-5074
 - c. U.S. Mail to:
Prince George's County Planning Board
14741 Governor Oden Bowie Drive,
4th Floor
Upper Marlboro, MD 20772
- 3) View virtually using the link provided at: <https://pgplanningboard.org/883/Watch-Meetings>

LAND DESCRIPTION: The subject property is approximately 425 acres, and is located along the north side of MD 223 (Piscataway Road), and on the east and west sides of its intersection with Steed Road. The property consists of four deed parcels known as Parcels 20, 21, 45, and 90 recorded in the Prince George's County Land Records in Liber 48458 at folio 591. The proposed access to the property is provided from Steed Road and Piscataway Road. The property is located within the Legacy Comprehensive Design (LCD) Zone.

REQUEST: This application seeks a zoning map amendment to rezone the subject property from the LCD Zone to the Mixed-Use Planned Development (MU-PD) Zone, pursuant to Section 27-3602, for development of approximately 1,288 dwellings, including single-family attached, two-family, and multifamily dwellings, as well as a solar facility and approximately 60,000 square feet of commercial use.

FOR MORE INFORMATION: M-NCPPC Prince George's County Planning Department
Phone: 301-952-3530
E-mail: pgcpb@mncppc.org
Website: www.pgplanning.org

ANY MEMBER OF THE PUBLIC IS WELCOME TO PARTICIPATE DURING THE PUBLIC HEARING AND SPEAK EITHER IN SUPPORT OR IN OPPOSITION. MEMBERS OF THE PUBLIC MAY WATCH A LIVESTREAMING VIDEO OF THE HEARING AT [HTTPS://PGPLANNINGBOARD.ORG/883/WATCH-MEETINGS](https://PGPLANNINGBOARD.ORG/883/WATCH-MEETINGS).

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: Asuntha Chiang-Smith
Executive Director

ATTEST:
Gavin Cohen
Secretary-Treasurer

145621 (10-19)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 14, 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, November 14, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

CB-086-2023 – AN ACT CONCERNING SUBDIVISION REGULATIONS—PUBLIC SAFETY FACILITIES ADEQUACY—STANDARDS—DISCRETIONARY WAIVER OF FACILITIES MITIGATION REQUIREMENT BY COUNTY for the purpose of repealing the provision for a discretionary waiver, by Resolution of the County governing body, for compliance with any public safety facilities mitigation requirements within the County Subdivision Regulations.

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

145614 (10-12,10-19)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 24, 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, October 24, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Washington Suburban Transit Commission (WSTC):

Thomas H. Graham Reappointment
Term Expiration: 6/30/2027

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

Mr. Kelvin Adefehinti Appointment
General Member
Replacing: (Vacant)
Christina Venezuela
Term Expiration: 7/1/2026

Ms. Joi L. Bannister Appointment
Agency / Provider
Replacing: (Vacant) Grace Williams
Term Expiration: 7/1/2026

Mr. William R. Brownlee Reappointment
Agency / Provider Member
Term Expiration: 7/1/2026

Mr. Miguel A. Capers Appointment
Agency / Provider Member
Replacing: (Vacant)
Toni Paster-DuPree
Term Expiration: 7/1/2026

Mr. Toyin J. Fasakin Appointment
Consumer Member
Replacing: Tony Langbehn
Term Expiration: 7/1/2026

Ms. Doris L. Jones Reappointment
Consumer Member
Term Expiration: 7/1/2026

Ms. Natalie G. Mitchell Reappointment
General Member
Term Expiration: 7/1/2026

Ms. Amber Woods Reappointment
Consumer Member
Term Expiration: 7/1/2026

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

145615 (10-12,10-19)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 31, 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, October 31, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

CB-066-2023 (DR-2) – AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of amending provisions of the Prince George's County Code to require security surveillance at high occupancy dwellings and age restricted senior housing residences.

CB-067-2023 (DR-3) – AN ACT CONCERNING PROCUREMENT FORECAST, EMPLOYEE PERFORMANCE, AND OUTREACH FOR MINORITY BUSINESS ENTERPRISES AND SMALL BUSINESS ENTERPRISES for the purpose of requiring each agency to publish on its website its annual procurement forecast to inform the public of the County's procurements and increase minority and small enterprise participation in County procurements.

CB-071-2023 (DR-2) – AN ACT CONCERNING COUNTY CONTRACT EVALUATIONS for the purpose of providing transparency in the County's construction contracts that it awards each year with the County spending millions of dollars contracting for the procurement of construction services from private sector contractors; the prudent expenditure of public dollars has resulted in a County procurement process that has resulted in the selection of qualified and responsible contractors with most services being delivered in accordance with the terms of the contract; the contractor's hiring metrics, treatment of employees, and prior performance on contracts is of significant importance to the County; the purpose of these sections is to implement a contractor evaluation program and establish database(s) on contractor performance; and the contractor evaluation program will assure that contractors are routinely evaluated in accordance with approved criteria and that this evaluative data is catalogued and readily accessible to the County Council.

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

145622 (10-19,10-26)

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

October 19, 2023

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

On or after October 30, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

1. Housing Initiative Partnership, Inc., and The Redevelopment Authority of Prince George's County (RDA), Housing Rehabilitation Assistance Program for 707 Elfin Avenue, Capitol Heights, Maryland 20743. The estimated HUD funding amount is \$51,035.
2. Housing Initiative Partnership, Inc., and RDA Housing Rehabilitation Assistance Program for 2612 Kinderbrook Lane, Bowie, Maryland 20715. The estimated HUD funding amount is \$51,579.
3. Housing Initiative Partnership, Inc., and RDA Housing Rehabilitation Assistance Program for 3411 Glenn Drive, Suitland, Maryland 20746. The estimated HUD funding amount is \$51,810.

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development; Attn: Julius N. Mbotijji, by e-mail to jnmbotijji@co.pg.md.us. All comments received by October 27, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

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

OBJECTIONS TO RELEASE OF FUNDS

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

Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development

145605 (10-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**3409 HALLOWAY S
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Joshua Lawrence Davies, dated September 27, 2017, and recorded in Liber 40080 at folio 237 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

**OCTOBER 24, 2023
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603494)

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
145539 (10-5,10-12,10-19)

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

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

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

**FRIDAY, OCTOBER 20, 2023
AT 3:00 P.M.**

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

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

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

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

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

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

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

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

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

145537 (10-5,10-12,10-19)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**15106 RESERVE ROAD
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Estate of Joseph A. Giovannoni and Sherry L. Giovannoni, dated September 25, 2001, and recorded in Liber 15068 at folio 334 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

**OCTOBER 31, 2023
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 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 6.875% 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 # 22-601996)

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
145576 (10-12,10-19,10-26)

LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL

MONDAY, OCTOBER 23, 2023

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 265 (Ordinance No. 2018)

An ordinance to amend the Laurel City code and Unified Land Development code to update the design guidelines for Historic District Commission and to create for sale affordable housing guidelines. The proposed update is part of a comprehensive review and update of the City's zoning code, for **recom-mendation** to the Mayor and City Council.

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

145545 (10-5,10-12,10-19)

LEGALS

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

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

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

You must reclaim these vehicles by: **10/27/2023.**

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

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

1996 HONDA	ODYSSEY	VA	UEE4765	JHMRA1849TC004034
2001 MERCEDES-BENZ	SLK-CLASS	MD	7DX2656	WDBKK65F81F210930
2009 CHEVROLET	EQUINOX			2CNDL53F096217876
1999 NISSAN	MAXIMA	MD	828Z45	JN1CA21D2XM413390
1999 CHEVROLET	CAMARO			2G1FP22G7X2140138
2002 JEEP	GRAND CHEROKEE			1J4GW48S3C264173
2013 AUDI	A4	MD	8CW2855	WAUAFAPL7DN011089
2010 FORD	EDGE			2FMDK4KC8ABB61721
2002 JEEP	CHEROKEE	VA	UNR1305	1J4GW48SX2C253025
2003 HONDA	ODYSSEY			5FNRL18653B066613

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

2004 SUBARU	LEGACY	VA	UBX1412	4S3BH625247305283
2018 HYUNDAI	ELANTRA	MD	4DH0941	KMHD74LF0J629168

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

2010 JEEP	GRAND CHEROKEE	MD	8E51963	1J4PR4GK9AC107626
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145699 (10-19)

LEGALS

COUNTY COUNCIL HEARING

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

**TUESDAY, OCTOBER 31, 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, October 31, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

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

Mr. Johnathan L. Bolden	Reappointment Volunteer Term Expiration: July 1, 2025
Mr. Antwan D. Holbert	Reappointment Term Expiration: July 1, 2025
Mr. Daniel L. Schaible	Appointment Resident Member Term Expiration: July 1, 2025
Ms. Vanessa E. Surles	Reappointment Volunteer Term Expiration: July 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.**

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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

145625 (10-19,10-26)

LEGALS

NOTICE OF PUBLIC HEARING

CITY OF LAUREL, MARYLAND, BOARD OF APPEALS

THURSDAY, OCTOBER 26, 2023

6:00 P.M.

Special Exception Application No. 950- 14251 & 14275 Park Center Drive Laurel, MD 20707

"The applicant is seeking special exception with preliminary site plan approval to construct eighty-two (82) townhouse dwellings on two lots totaling 8.2 acres".

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

145618 (10-19)

LEGALS

NOTICE OF PUBLIC HEARING

CITY OF LAUREL, MARYLAND, BOARD OF APPEALS

THURSDAY, OCTOBER 26, 2023

6:00 P.M.

Variance Application No. 949- 7306 Contee Road Laurel, MD 20707

"The Applicant is seeking a Variance to increase the fence height allowance in the front yard setback."

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

145619 (10-19)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2006	Nissan	Sentra	3N1CB51D06L558984
2008	Acura	TSX	JH4CL96908C014147
2015	Dodge	Journey	3C4PDCBG2FT658381
2021	Hyundai	Elantra	KMHLS4AG9MU092620
2008	Dodge	Grand Caravan	2D8HN44H88R772521
2014	Nissan	Rogue	JN8AS5M55EW700297
2001	Lexus	ES300	JT8BF28G810318954
2005	Chevrolet	Traillblazer	1GNET16S356182512
2011	Dodge	Dakota	1D7RE2BK7B5533074
2000	Honda	Civic	1HGEJ667XYL000836
2023	Jeep	Grand Cherokee	1C4RJKA2P8881985
2003	Chevrolet	Impala	2G1WH55KX39256725
2007	Dodge	Grand Caravan	2D4GP44L07R164891
2002	Mercedes Benz	C240	WDBRF61J92E009087
2015	Nissan	Altima	1N4AL3AP5FC472443
2019	Nissan	Altima	1N4BL4EV8KC246538
2003	Acura	TL	19UUA569X3A057498

145620 (10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYFIELD V RANSOM SR

Notice is given that Cheryl Blue, whose address is 1308 Butternut Street, Shady Side, MD 20764, was on September 22, 2023 appointed Personal Representative of the estate of Rayfield V Ransom Sr, who died on April 14, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of March, 2024.

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.

CHERYL BLUE
Personal Representative

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

Estate No. 130677
145557 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDDIE LEE EVANS

Notice is given that Burnetta A Evans, whose address is 1825 Dutch Village Drive, Landover, MD 20785, was on September 26, 2023 appointed Personal Representative of the estate of Eddie Lee Evans, who died on November 17, 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 26th day of March, 2024.

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.

BURNETTA A EVANS
Personal Representative

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

Estate No. 130492
145558 (10-5,10-12,10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOLLY RENEE DILLARD

Notice is given that John Chandler, whose address is 3505 Everest Drive, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the estate of Holly Renee Dillard, who died on July 28, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of March, 2024.

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.

JOHN CHANDLER
Personal Representative

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

Estate No. 130449
145559 (10-5,10-12,10-19)

ERICA T. DAVIS
1401 ROCKVILLE PIKE SUITE 650
ROCKVILLE, MD 20852
301-738-7685

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE MARIE DAY

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852, was on September 25, 2023 appointed Personal Representative of the estate of Annette Marie Day, who died on June 19, 2022 without a will.

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

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.

ERICA T. DAVIS
Personal Representative

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

Estate No. 126459
145561 (10-5,10-12,10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARY ELAM
AKA: MARY ALTHERINE MC-
DUFFIE ELAM**

Notice is given that Cathy McDuffie, whose address is 2908 Up-land Ave, District Heights, MD 20747, was on July 27, 2023 appointed Personal Representative of the estate of Mary Elam AKA: Mary Altherine McDuffie Elam, who died on May 21, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2024.

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.

CATHY MCDUFFIE
Personal Representative

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

Estate No. 130063
145573 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LIBBIE IRIS WOODARD

Notice is given that Phillip Nicholas Durham, whose address is 307 Tartan Green Court, Joppa, MD 21085, was on September 29, 2023 appointed Personal Representative of the estate of Libbie Iris Woodard, who died on June 16, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of March, 2024.

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.

PHILLIP NICHOLAS DURHAM
Personal Representative

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

Estate No. 130846
145611 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA J CROMARTIE

Notice is given that Pamela Surratt, whose address is 4311 19th Ave, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the estate of Barbara J Cromartie, who died on August 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 (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 March, 2024.

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

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

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

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

PAMELA SURRATT
Personal Representative

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

Estate No. 130744
145560 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS WEAVER

Notice is given that Candace Kanu, whose address is 991 Coriander Lane, Stafford, VA 22554, was on September 22, 2023 appointed Personal Representative of the estate of Doris Weaver, who died on September 1, 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 22nd day of March, 2024.

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.

CANDACE KANU
Personal Representative

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

Estate No. 130757
145563 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ANTONIO DINO MARTIN BO-
NANNO SR**

Notice is given that Antonio Dino Martin Bonanno Jr, whose address is 4918 Manheim Avenue, Beltsville, MD 20705, was on September 27, 2023 appointed Personal Representative of the estate of Antonio Dino Martin Bonanno Sr, who died on August 14, 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 27th day of March, 2024.

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.

**ANTONIO DINO MARTIN BO-
NANNO JR**
Personal Representative

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

Estate No. 130823
145565 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JESSE PAGE
AKA: JESSE LEE PAGE**

Notice is given that Jesika Page McNeil, whose address is 6021 Otterbein Ln, Apt. 101, Elllicott City, MD 21043, was on September 25, 2023 appointed Personal Representative of the estate of Jesse Page aka: Jesse Lee Page, who died on October 3, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of March, 2024.

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.

JESIKA PAGE MCNEIL
Personal Representative

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

Estate No. 129524
145564 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WARREN DARRELL JACKSON

Notice is given that Trudy Williams, whose address is 2116 Columbia Ave, Landover, MD 20785, was on June 23, 2023 appointed Personal Representative of the estate of Warren Darrell Jackson, who died on April 17, 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 23rd 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.

TRUDY WILLIAMS
Personal Representative

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

Estate No. 129565
145566 (10-5,10-12,10-19)

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County Since 1932*

LEGALS

NOTICE

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

v.

Gerald Burton
a/k/a Gerald E. Burton
7310 Powhatan Street
Lanham, MD 20706
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF22-00491**

Notice is hereby given this 6th day of October, 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 6th day of November, 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 6th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$296,000.00. The property sold herein is known as 7310 Powhatan Street, Lanham, MD 20706.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145608 (10-12,10-19,10-26)

The Prince George's Post
Your Newspaper of Legal Record

**Call (301) 627-0900
Fax (301) 627-6260**

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LEGALS

TRACY DuPREE DAVIS
THE LAW OFFICE of
TRACY DuPREE DAVIS, LLC
14616 Friendlywood Road, Suite 100
Burtonsville, MD 20866
301-502-4549

Kevin L Stemple
Yates Campbell LLP
4165 Chain Bridge Road
Fairfax, Virginia 22030
703-273-4230

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCUS ALLEN

Notice is given that Loretta Graham, whose address is 8117 Gold Cup Lane, Bowie, MD 20715, was on May 5, 2023 appointed Personal Representative of the estate of Marcus Allen, who died on April 14, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 2023.

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

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

LORETTA GRAHAM
Personal Representative

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

Estate No. 129204
145556 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**KAREN WASHINGTON
A/K/A KAREN SETORIA
WASHINGTON**

Notice is given that Elleccia Smith, whose address is 6677 Spring Mill Circle, Gwynn Oak, Maryland 21207, was on October 3, 2023 appointed Personal Representative of the estate of Karen Washington a/k/a Karen Setoria Washington, who died on July 26, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 2024.

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.

ELLECCIA SMITH
Personal Representative

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

Estate No. 130629
145592 (10-12,10-19,10-26)

LEGALS

Lindsey W Duvall
P.O. Box 4
Odenton, MD 21113
410-721-1660

Corinne G. Rosen, Esq.
PO Box 493
Rockville, Maryland 20848-0493
301-460-4599

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUSSELL K GARDNER, II

Notice is given that Deborah Harrison, whose address is 8338 Harrison Blvd., Chesapeake Beach, Maryland 20732, was on September 18, 2023 appointed Personal Representative of the estate of Russell K Gardner, II who died on July 20, 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 March, 2024.

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.

DEBORAH HARRISON
Personal Representative

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

Estate No. 130698
145600 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FEDERICO SOLORZANO

Notice is given that Joel A. Solorzano, whose address is 12409 Barbara Road, Silver Spring, Maryland 20906, was on September 7, 2023 appointed Personal Representative of the estate of Federico Solorzano, who died on July 4, 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 7th day of March, 2024.

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.

JOEL A. SOLORZANO
Personal Representative

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

Estate No. 130580
145601 (10-12,10-19,10-26)

LEGALS

ORDER OF PUBLICATION

JEROME M. ZANELOTTI and
DOMINICK JEROME ZANELOTTI
13515 Youngwood Turn
Bowie, MD 20715

Plaintiffs,

v.

THE TESTATE AND INTESTATE
SUCCESSORS OF
RICARDO A. CASALS, SR.,
BELIEVED TO BE DECEASED,
AND ALL PERSONS CLAIMING
BY, THROUGH, OR UNDER
RICARDO A. CASALS, SR.

Defendant

**In the Circuit Court for
Prince George's County, Maryland
Case No.
C-16-CV-23-004257**

This is to give notice that on September 14, 2023, a complaint was filed in the Circuit Court for Prince George's County by the Plaintiff against the Defendant whose last known address was 13515 Youngwood Turn, Bowie, MD 20715. The petition alleges in substance that the plaintiff has acquired ownership of the real property known as: 13515 Youngwood Turn, Bowie, MD 20715 and that Ricardo A. Casals, Sr. no longer has any interest in the said real property.

The relief prayed in the petition is substantially as follows: that title to said parcel of land be quieted in their name against the adverse claims of defendant and that they be awarded their associated fees and costs

Whereupon, it is ordered by the Circuit Court for Prince George's County this 4th day of October, 2023, that the Plaintiff cause a copy of this order to be inserted in a newspaper of general circulation published in Prince George's County, once a week in each of three successive weeks, before the 27th day of October, 2023, giving notice to the said Defendant of the object and substance of the complaint and warning him that his response must be filed no later than November 13th, 2023 and that if he fails to file a timely response judgment by default may be entered against him, or the relief sought may be granted.

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

True Copy—Test:
Mahasin El Amin, Clerk
145581 (10-12,10-19,10-26)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

**REGULAR SESSION
OCTOBER 24, 2023**

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

TRANSFER
Ushaben S. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Love Marlboro, LLC, t/a Marlboro Liquors, 5725 Crain Highway, Upper Marlboro, 20772, transfer from Love Marlboro, LLC, t/a Marlboro Liquors, 5725 Crain Highway, Upper Marlboro, 20772, Shaileshkumar Patel, Member-Manager/ Authorized Person.

Wang Koo Lee, President/Treasurer, Seung Mi Lim, Vice President/Secretary, for a Class B(BLX), Beer, Wine and Liquor for the use of FTM, Inc., t/a Levi's Restaurant in Clinton, 6410 Coventry Way, Clinton, 20735, transfer from Justin Restaurant Group, Inc., t/a Levi's Restaurant, 6410 Coventry Way, Clinton, 20735, Young Yum Km, President, Sook Kim, Vice President.

Natasha Rucker, Managing Member, for a Class B+, Beer, Wine and Liquor for the use of R&R Hospitality Group, LLC, t/a CSC Restaurant & Lounge, 7611 Old Branch Avenue, Clinton, 20735, transfer from Fish Market of Maryland, Inc., t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735, Sherry Lynn Giovannoni, Vice President/Secretary.

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

Kyle Algaze, Managing Member/Authorized Person, Christopher Michael Blanton, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Iron Rooster College Park, LLC, t/a Iron Rooster College Park, 7777 Baltimore Avenue, College Park, 20740.

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

Jeffery Miskiri, CEO, for a Class B(AE), Beer, Wine and Liquor for the use of Suga & Spice, LLC, t/a Suga & Spice, 5557 Baltimore Avenue, Suite 100, Hyattsville, 20781.

**NEW- CLASS B(DD), BEER,
WINE AND LIQUOR**

Shatorya Owens, CEO, for a Class B, Beer, Wine and Liquor for the use of Miss Toya's Southern Kitchen Laurel, LLC, t/a Miss Toya's Southern Kitchen, 14700 Baltimore Avenue, Suite 110, Laurel, 20708.

**NEW- CLASS B, BEER, WINE
AND LIQUOR**

Davonne Austin, CEO, Brandon Austin, Managing Member for a Class B, Beer, Wine and Liquor for the use of Marley's Bar & Grill, Inc., t/a Marley's Bar & Grill, 6450 America Blvd, Suite 101, Hyattsville, 20782.

Novlette Ashmeade, President, for a Class B, Beer, Wine and Liquor for the use of JCK Bar & Lounge LLC, t/a Jamaican Country Kitchen, 7572 Annapolis Road, Hyattsville, 20784. Continued from July 25, 2023.

Yu Tao Gao, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Gao IGroup, Inc., t/a Iron Pig Korean BBQ, 6107 Greenbelt Road, Berwyn Heights, 20740.

Randolph Williams, President, for a Class B, Beer, Wine and Liquor for the use of Caribe Express, LLC, t/a Caribe Express, 338 Main Street, Laurel, 20707.

Jose Luis Venegas, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Sierra's Grill & Taqueria, Inc., t/a Sierra's Grill & Taqueria, 11619 Beltsville Drive, Beltsville, 20705.

Folahan Odukoya, CEO, for a Class B, Beer, Wine and Liquor for the use of City Chef Consulting, LLC, t/a City Chef Events and Catering, 6796 Laurel Bowie Road, Bowie, 20715.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, October 24, 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 BLCC@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
September 28, 2023

145580 (10-12,10-19)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**BOARD OF LICENSE
COMMISSIONERS
NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on November 21, 2023 and will be heard on January 23, 2024. Those licenses are:

Class B, Beer, Wine and Liquor—17 BL 87, 17 BL 88, 17 BL 89, 17 BL 90

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

A virtual hearing will be held via Zoom on Wednesday, November 1, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLCC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
October 5, 2023

145579 (10-12,10-19)

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD

PLAINTIFF

v.

ROSETTA H. FRANCIS

AND

WILLIAM F. FRANCIS

AND

AND

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

23010 BOOKER WASHINGTON AVENUE
AQUASCO, MD 20608

AND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

23010 BOOKER WASHINGTON AVENUE
AQUASCO, MD 20608

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs,

devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
C-16-CV-23-003218**

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

All that property in Prince George's County described as: Lots 12, 13, 14, 15, 11, 558, 0000 Sq.Ft. Cedar Haven Blk 8, Assmt \$12,433, Lib 03660, Fl 015, tax account no. 08-0833418, Deed ref. 3660/015 and assessed to Rosetta H. Francis and William F. Francis.

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

It is thereupon this 3rd day of October, 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 27th day of October, 2023, warning all persons interested in the property to appear in this Court by the 5th day of December, 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
145578 (10-12,10-19,10-26)

LEGALS

ORDER OF PUBLICATION

RONDELL ROSS

PLAINTIFF

v.

BOWIE DEVELOPMENT
COMPANY

AND

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

0 8TH STREET
BOWIE, MD 20715

AND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

0 8TH STREET
BOWIE, MD 20715

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

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
C-16-CV-23-004612**

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

All that property in Prince George's County described as: Lots 36, 37, 38 (STR Lot 39 Fr #158 3467 to #2970911 F OR 96-97), 7,500.0000 Sq.Ft. Bowie Blk 41, Assmt \$300, Lib 03555, Fl 788, tax account no. 14-1583467, Deed ref. 3660/015 and assessed to Bowie Development Company.

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

It is thereupon this 10th day of October, 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 3rd day of November, 2023, warning all persons interested in the property to appear in this Court by the 12th day of December, 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
145624 (10-19,10-26,11-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN LOUISE VARTABEDIAN

Notice is given that Joseph Vartabedian, whose address is 12006 Rockledge Drive, Bowie, MD 20715, was on September 15, 2023 appointed personal representative of the small estate of Evelyn Louise Vartabedian who died on August 26, 2023 with a will.

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

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

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

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

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

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

JOSEPH VARTABEDIAN
Personal Representative

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

Estate No. 130676
145646 (10-19)

LEGALS

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

**BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
WILLIE R JONES
AKA: WILLIE ROOSEVELT JONES
ESTATE NO: 129447**

**PUBLIC NOTICE
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Veronica Jones, 72

LEGALS

ERICA T. DAVIS
1401 ROCKVILLE PIKE SUITE 650
ROCKVILLE, MD 20852
301-738-7685

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HANNELORE AUGUSTE
MILLER**

Notice is given that John E. Miller Jr., whose address is 12665 Heming Ln., Bowie, MD 20716, was on September 20, 2023 appointed Personal Representative of the estate of Hannelore Auguste Miller, who died on June 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of March, 2024.

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.

JOHN E. MILLER JR.
Personal Representative

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

Estate No. 130743
145562 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEVON CLARKE

Notice is given that Rockeisha Woods, whose address is 5921 Plata Street, Clinton, MD 20735, was on September 11, 2023 appointed Personal Representative of the estate of Kevon Clarke, who died on October 16, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 2024.

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.

ROCKEISHA WOODS
Personal Representative

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

Estate No. 130330
145593 (10-12,10-19,10-26)

Linda M. Brown Esquire
14405 Laurel Place Suite 316
Laurel, Maryland 20707
240-264-6087

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARMANDO T. PUNSALAN

Notice is given that Jenalyn Punsalan, whose address is 14103 Waggaman Ave, Laurel, MD 20707, was on August 2, 2023 appointed Personal Representative of the estate of Armando T. Punsalan, who died on February 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 2024.

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.

JENALYN PUNSALAN
Personal Representative

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

Estate No. 129279
145555 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELLE A CAVINESS

Notice is given that Aaron Thomas, whose address is 3906 Kae Court, Fort Washington, MD 20744, was on June 13, 2023 appointed Personal Representative of the estate of Michelle A Caviness, who died on March 20, 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 13th 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.

AARON THOMAS
Personal Representative

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

Estate No. 129056
145604 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE FRANCIS HICKEY JR

Notice is given that George Hickey, whose address is 12482 Turtle Dove Place, Waldorf, MD 20602, was on July 7, 2023 appointed Personal Representative of the estate of George Francis Hickey Jr, who died on May 24, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of January, 2024.

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

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

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

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

GEORGE HICKEY
Personal Representative

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

Estate No. 129769
145595 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLENE KIMBROUGH

Notice is given that Jerome J Carter, whose address is 10711 Bickford Avenue, Clinton, MD 20735, and Carlton Carter, whose address is 35 Puritan Place, Stafford, VA 22554, were on September 5, 2023 appointed Co-Personal Representatives of the estate of Charlene Kimbrough, who died on July 20, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 2024.

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

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

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

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

JEROME J CARTER
CARLTON CARTER
Co-Personal Representatives

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

Estate No. 130478
145599 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA T STEVENSON

Notice is given that Anthony Stevenson, whose address is 108 Spoon Court, Yorktown, VA 23693, was on June 23, 2023 appointed Personal Representative of the estate of Norma T Stevenson, who died on May 30, 2023 without a will.

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

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

ANTHONY STEVENSON
Personal Representative

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

Estate No. 129702
145596 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE J HOPSON

Notice is given that Brian A Jennings, whose address is 6806 Eldridge Street, Hyattsville, MD 20784, was on September 28, 2023 appointed Personal Representative of the estate of Louise J Hopson, who died on February 24, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2024.

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.

BRIAN A JENNINGS
Personal Representative

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

Estate No. 130513
145602 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE ADELE VAUGHAN

Notice is given that Nicole T Vaughan, whose address is 608 Ingham St NE, Washington, DC 20011, was on September 29, 2023 appointed Personal Representative of the estate of Yvonne Adele Vaughan, who died on July 21, 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 29th day of March, 2024.

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.

NICOLE T VAUGHAN
Personal Representative

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

Estate No. 130596
145597 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KERRIS ANN-MARIE JENNINGS

Notice is given that Kimberly Harris, whose address is 7716 Acrocomia Drive, Hanover, MD 21076, was on September 28, 2023 appointed Personal Representative of the estate of Kerris Ann-Marie Jennings, who died on July 26, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2024.

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.

KIMBERLY HARRIS
Personal Representative

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

Estate No. 130243
145598 (10-12,10-19,10-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BESSIE MARIE PRINGLE

Notice is given that Connie Brown, whose address is 13541 Burton Street, Oak Park, Michigan 48237, was on September 25, 2023 appointed Personal Representative of the estate of Bessie Marie Pringle, who died on July 24, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of March, 2024.

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.

CONNIE BROWN
Personal Representative

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

Estate No. 130783
145603 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARL LEVI PINKNEY SR

Notice is given that Gerrick Pinkney, whose address is 7511 Bryantown Lane, Brandywine, MD 20613, was on September 5, 2023 appointed Personal Representative of the estate of Earl Levi Pinkney Sr, who died on August 29, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 2024.

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.

GERRICK PINKNEY
Personal Representative

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

Estate No. 130538
145594 (10-12,10-19,10-26)

*The Prince
George's Post*

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ADVERTISE!**

Call 301-627-0900

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1111 DANBURY DRIVE
BOWIE, MD 20721

By authority contained in a Deed of Trust dated June 8, 2016 and recorded in Liber 38450, Folio 448 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$615,000.00 and an adjustable interest rate of 5.869%, 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 **NOVEMBER 7, 2023 AT 11:42 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 \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 456034)

Richard E. Solomon, et al.,
Substitute Trustees



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

145640 (10-19,10-26,11-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5003 ADDISON ROAD
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated May 21, 2007 and recorded in Liber 28692, Folio 157 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$370,500.00 and an adjustable interest rate of 6.1500%, 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 **NOVEMBER 7, 2023 AT 11:44 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 within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 458665)

Richard E. Solomon, et al.,
Substitute Trustees



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145641 (10-19,10-26,11-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4718 ENGLISH COURT
SUITLAND, MD 20746

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, 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 **NOVEMBER 7, 2023 AT 11:46 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 within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 454612)

Richard E. Solomon, et al.,
Substitute Trustees



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145642 (10-19,10-26,11-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1836 METZEROTT ROAD APT 1424
ADELPHI, MD 20783

By authority contained in a Deed of Trust dated May 23, 2006 and recorded in Liber 26424, Folio 644 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 21, 2014, in the Land Records of Prince George's County at Liber No. 36177, Folio 335, with an original principal balance of \$142,500.00, and an interest rate of 4.625%, 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 **NOVEMBER 7, 2023 AT 11:48 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 459684)

Richard E. Solomon, et al.,
Substitute Trustees



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145643 (10-19,10-26,11-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3501 43RD AVENUE
BRENTWOOD, MD 20722

By authority contained in a Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on June 24, 2021, in the Land Records of Prince George's County at Liber No. 45739, Folio 348, with an original principal balance of \$248,500.00, and an interest rate of 2.990%, 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 **NOVEMBER 7, 2023 AT 11:50 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 460205)

Richard E. Solomon, et al.,
Substitute Trustees



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145644 (10-19,10-26,11-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7800 GREENBROOK DRIVE
GREENBELT, MD 20770

By authority contained in a Deed of Trust dated February 26, 2007 and recorded in Liber 27372, Folio 080 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$383,670.00, and an interest rate of 4.000%, 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 **NOVEMBER 7, 2023 AT 11:52 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 458305)

Richard E. Solomon, et al.,
Substitute Trustees



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145645 (10-19,10-26,11-2)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

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

FRIDAY, NOVEMBER 3, 2023

AT 3:00 P.M.

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

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

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772.
TAX ID #: 15-3641412.
TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

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

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

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

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

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

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

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

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

145613 (10-19,10-26,11-2)

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

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

**8603 MAGNOLIA STREET
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Edna N. Christopher aka Edna Ngozi Christopher, dated March 2, 2007, and recorded in Liber 27533 at folio 210 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

NOVEMBER 7, 2023

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604213)

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

145616 (10-19,10-26,11-2)

LEGALS

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

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

**7651 SOUTH ARBORY LANE
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

NOVEMBER 7, 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 \$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

145617 (10-19,10-26,11-2)

LEGALS

**CONDADO DE PRINCE GEORGE
DEPARTAMENTO DE VIVIENDA Y DESARROLLO
COMUNITARIO
DIVISIÓN DE PLANIFICACIÓN Y DESARROLLO
COMUNITARIO**

**SUBSIDIO EN BLOQUE PARA EL DESARROLLO
COMUNITARIO (CDBG)
AVISO DE DISPONIBILIDAD DE FINANCIACIÓN (NoFA)
Y
DEL TALLER SOBRE SOLICITUDES Y PROPUESTAS PARA EL
AÑO DEL PROGRAMA (PY) 50**

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, por sus siglas en inglés) del Condado de Prince George está aceptando solicitudes para el programa de subsidio en bloque para el desarrollo comunitario (CDBG, por sus siglas en inglés) para el año del programa (PY, por sus siglas en inglés) 50, que abarca desde el 1 de julio de 2024 hasta el 30 de junio de 2025. Las solicitudes estarán disponibles en línea el lunes 6 de noviembre de 2023. El plazo para presentar la solicitud finaliza el viernes 8 de diciembre de 2023 a las 5:00 p.m.

Los fondos del programa CDBG se destinan a promover comunidades prósperas a través de la provisión de viviendas dignas, entornos de vida adecuados y la ampliación de las oportunidades económicas, fundamentalmente para las personas con ingresos bajos y moderados. Se aceptarán solicitudes y se tendrán en cuenta proyectos de rápida implementación. Por otra parte, los solicitantes con financiación pendiente de años anteriores, incluido el año del programa 47 y los anteriores, no podrán recibir financiación.

La solicitud del programa CDBG para el año del programa 50 estará disponible en línea en el sitio web del Departamento de Vivienda y Desarrollo Comunitario: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant>. Las personas interesadas también pueden presentar su solicitud enviando un correo electrónico a CDBGCPD@co.pg.md.us.

Las solicitudes o propuestas deberán enviarse por correo electrónico a más tardar el **8 de diciembre de 2023, antes de las 5:00 p.m.** a CDBGCPD@co.pg.md.us

El DHCD patrocinará un taller sobre propuestas, que ofrecerá una visión general del programa CDBG y los requisitos específicos relacionados con la aplicación de los fondos, que incluyen, entre otros los siguientes:

- La financiación de la categoría de planificación y administración es limitada, y:
- La categoría de servicios públicos tiene un límite del 15 % del total de los fondos asignados para el año del programa correspondiente, de acuerdo con la sección 570.500(a) del Título 24 del CFR. Tenga en cuenta que, de acuerdo con las tendencias históricas del Departamento, un solicitante solo puede presentar financiación por un importe máximo de \$ 50 000.

La fecha y hora del taller son las siguientes:

FECHA: Lunes, 6 de noviembre de 2023
DURACIÓN: 10:00 a. m. a 12:00 p. m.
LUGAR: Zoom (reunión virtual)

- Se solicita a los participantes interesados que envíen un correo electrónico a CDBGCPD@co.pg.md.us para recibir la invitación a la reunión por Zoom. Todos los inscriptos deben seguir las instrucciones para participar en la reunión.

Se dispondrá de lengua de señas para las personas con discapacidad auditiva y de servicios de interpretación. Para solicitar dichos servicios, llame al siguiente número telefónico: TTY (301) 699-2544.

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

Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 19 de octubre de 2023

145703

LEGALS

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

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
NOTICE OF FUNDING AVAILABILITY (NoFA)
AND
PROGRAM YEAR (PY) 50 APPLICATION AND PROPOSAL
WORKSHOP**

The Prince George's County Department of Housing and Community Development (DHCD) will be accepting Community Development Block Grant (CDBG) Program applications for **Program Year (PY) 50, covering July 1, 2024, to June 30, 2025**. Applications will be available online on **Monday, November 6, 2023**. The application submission deadline is **Friday, December 8, 2023, at 5:00 P.M.**

CDBG funds are used to promote viable communities by providing decent housing, suitable living environments and expanding economic opportunities primarily to low and moderate-income persons. Applications will be accepted, and consideration will be given to shovel ready projects. Additionally, Applicants with outstanding prior years funding, including Program Year 47 and prior, may not be eligible for funding.

The CDBG application for Program Year 50 will be available on-line at the Department of Housing and Community Development's website: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant>. Interested parties may also request an application by sending an e-mail to CDBGCPD@co.pg.md.us.

Application/Proposals must be submitted by email no later than **December 8, 2023, by 5:00 P.M.** to CDBGCPD@co.pg.md.us

DHCD will sponsor a **Proposal Workshop**, which will provide an overview of the CDBG Program and specific requirements related to the application of these funds including, but not limited to:

- Funding for the Planning and Administration category is limited; and,
- The Public Service Category is capped at 15% of the total entitlement funds for the applicable program year, in accordance with 24 CFR § 570.500(a). Please note that based on the Department's historical trends, an applicant may only seek funding up to \$50,000.00.

The workshop date and time are as follows:

DATE: Monday, November 6, 2023
TIME: 10:00AM – 12:00PM
PLACE: Zoom (virtual meeting)

- Interested participants are asked to R.S.V.P. by emailing to CDBGCPD@co.pg.md.us to receive the Zoom meeting invitation. All registrants must follow the instructions to join the meeting.

Sign language for the hearing impaired and interpretive services can be made available. To request these services, please call: TTY (301) 699-2544.

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

Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: October 19, 2023

145702 (10-19)

LEGALS

**TOWN OF CHEVERLY
NOTICE OF PUBLIC HEARING
REGARDING LOWERING THE VOTING AGE TO 16 YEARS**

Notice is hereby given that on November 9, 2023, the Council of The Mayor and Town Council of Cheverly (the "Town") will hold a public hearing to receive resident testimony on amending Article V section § C-18.1. - Registration of Voters to lower the voting age in the town to age 16 years old.

This Public Hearing of the Town Council will be an in-person and virtual meeting. Anyone interested in listening to the meeting or providing public comments will be able to participate by attending in person or via Zoom. You do not need a participant code. If you want to join the meeting virtually, click on the link to join the Zoom Meeting:

When: November 9, 2023, 07:00 PM Eastern Time (US and Canada)
Topic: Public Hearing - Lowering Voting Age

Please click the link below to join the webinar:
<https://tinyurl.com/PublicHearingLoweringVotingAge>

Webinar ID: 858 4838 7101
Password: 650688

International numbers available:
<https://us02web.zoom.us/j/85848387101>

If you have comments for the Council, please email them to the Town Clerk at grichards@cheverly-md.gov

145639 (10-19,10-26)

LEGALS



**NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT
PURSUANT TO COMAR TITLE 27.03.01.03 REQUIRING NO-
TIFICATION OF PROJECT APPLICATIONS FOR STATE
AGENCY AND LOCAL AGENCY DEVELOPMENT
IN THE CRITICAL AREA**

NOTICE IS HEREBY GIVEN:

Of the opportunity for review and submittal of written public comments regarding the Washington Suburban Sanitary Commission's (WSSC Water) Main Substation Replacement Design project. Project plans are available for review at 6600 Crain Highway, Upper Marlboro, MD 20772, Monday through Friday, from 9:00 am to 3:00 pm. Public comments must be submitted in writing and received on or before November 17, 2023. Comments may be submitted via mail to Patricia Jones, 6600 Crain Highway, Upper Marlboro, MD 20772, or email at: Patricia.Jones@wsscwater.com.

The project consists of the decommission of existing 15kV Main Substation and installation of new 15kV switchgear and two back-up power generators, asphalt driveway, and associated stormwater management and landscaping. The project is located at WSSC Water's Western Branch Water Resource Recovery Facility, at 6600 Crain Highway, Upper Marlboro, MD 20772, as shown on Tax Map 111, Grid C2, Parcel 27 and zoned ROS. The project is located in the Resource Conservation Area (RCA) overlay.

For more information, please contact: Patricia Jones, Facility Construction Manager, Facility Design and Construction Division, WSSC Water at Patricia.Jones@wsscwater.com.

145700

(10-19)

LEGALS

**LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING**

A Public Hearing for Emergency Ordinance O-12-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024, As Embodied in Ordinance O-5-23, Amended by O-11-23 to Approve an Additional \$25,000 for the Mentoring Through Athletics Grant Youth Services Program Supplement is scheduled to be held at 8:00 p.m., Monday, October 23, 2023. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, October 23, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

145704

(10-19)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Valerie Smith and Otra Smith Jr.
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003267**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 40,379.90. The property sold herein is One 700,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
145695 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Linda A. Fee
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003250**

NOTICE is hereby given this 16th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 80,735.44. The property sold herein is One 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
145696 (10-19,10-26,11-2)

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

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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

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

You must reclaim these vehicles by: **11/03/2023**.

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

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

2016 DODGE DART 1C3CDFBA4GD717101

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

2011 HONDA PILOT 5FN9YF3H29BB030062
2000 INTERNATIONAL 4700 T444E MD 9CJ5150 1HTSCABM0YH287930
2007 AUDI A4 VA TVZ6133 WAUDF48HX7K033228

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

2010 BUICK ENCLAVE MD 2DX5262 5GALVBED9AJ121838
2010 CHEVROLET EQUINOX 2GNFLCEW1A6232563
2002 LEXUS ES300 DC GR8834 JTHBF30G220043214
1996 GMC SAVANA VA UDE4595 1GDFG15R6T1013056
2006 HONDA ODYSSEY MD 6FE0883 5FNRL38656B034776
2014 NISSAN MAXIMA MD 5EG8078 1N4AA5AP0EC454318

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

2010 FORD CROWN VICTORIA MD ZER7758 2FABP7BV3AX128943

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

2002 HONDA CIVIC 2HGES16502H543390
2012 NISSAN ALTIMA MD 9AV1864 1N4AL2AP1CN575238
2000 HYUNDAI BERLINGER MD 7FA3630 KMFHBA7A2YC113854
2007 PACE PACE AMERICAN 40LUB24247P139479
AMERICAN TRAILER

145701

(10-19)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
James Robert Puck and Gloria Swanson Puck
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003259**

NOTICE is hereby given this 16th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 75,966.09. The property sold herein is One 659,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
145697 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Richard W. Vreeland and Mary M. Vreeland
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003276**

NOTICE is hereby given this 16th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,116.85. The property sold herein is One 316,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
145698 (10-19,10-26,11-2)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Beatrice S. Mudenyo
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003345**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 39,385.15. The property sold herein is One 200,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
145684 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
Carol P. Kutz
Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-003257**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 46,738.09. The property sold herein is One 426,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

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301-925-1800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALVIN J. BIAGAS, JR.

Notice is given that Courtney M. Biagas, whose address is 2717 Oak Leaf Court, Odenton, Maryland 21113, was on October 10, 2023 appointed Personal Representative of the estate of Alvin J. Biagas, Jr. who died on August 27, 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 10th day of April, 2024.

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.

COURTNEY M. BIAGAS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130942
145654 (10-19-10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Gloria A. Williams Boyd and Raymond Boyd
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003310

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 25,525.73. The property sold herein is One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145683 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Frederick T. DeMartino and Carole A. DeMartino
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003246

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,790.79. The property sold herein is One 846,000 / 330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145686 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Charles Lee Roller and Treva Lynn Roller
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003261

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,557.78. The property sold herein is One 716,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145692 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Thomas Smith and Jacqueline Smith
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003265

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 91,312.04. The property sold herein is One 700,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145693 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

James L. Spears Jr. and Tarine Spears
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003264

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 71,924.05. The property sold herein is One 741,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Zerline Chambers-Kersey MD, PC
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003235

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 93,378.84. The property sold herein is One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145685 (10-19,10-26,11-2)

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Charles D. Rutherford and Donilyn D. Rutherford
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003263

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 63,917.52. The property sold herein is One 441,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145688 (10-19,10-26,11-2)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Edwin S. Clarke and Maria Piedad Clarke
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003245

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 78,211.70. The property sold herein is One 605,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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Mahasin El Amin, Clerk
145689 (10-19,10-26,11-2)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Tomas P. Meneses and Maria A. Meneses
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003344

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 73,266.57. The property sold herein is One 518,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
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145690 (10-19,10-26,11-2)

LEGALS

**NOTICE OF REPORT
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff

Anna E. Buffaloe and Christopher A. Buffaloe
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003314

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,294.70. The property sold herein is One 381,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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