

*The
Prince George's Post
Newspaper*

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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 16, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 16, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

WASHINGTON SUBURBAN SANITARY COMMISSION
PROPOSED FISCAL YEAR 2025 CAPITAL &
OPERATING BUDGET

Copies of the proposed budgets are available on the Washington Suburban Sanitary Commission's website:
<https://www.wsscwater.com/budget>.

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
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146941 (4-4,4-11)

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LEGALS

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LINTHICUM HEIGHTS, MD 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11901 AUTUMNWOOD LANE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated August 18, 2005 and recorded in Liber 23208, Folio 024, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$393,700.00, 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

APRIL 16, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146826 (3-28,4-4,4-11)

LEGALS

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6802 LOU LANE
MORNINGSIDE A/K/A SUITLAND, MD 20746

By authority contained in a Deed of Trust dated July 31, 2019 and recorded in Liber 42443, Folio 225, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$245,373.00, 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

APRIL 16, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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146825 (3-28,4-4,4-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4708 LAKE ONTARIO WAY
BOWIE, MD 20720

By authority contained in a Deed of Trust dated January 26, 2006 and recorded in Liber 26034, Folio 296, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$544,000.00, and an interest rate of 3.375%, 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

APRIL 23, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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146888 (4-4,4-11,4-18)

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1099 WINTERSON ROAD, SUITE 301
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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7209 SHEILA TURN
CLINTON, MD 20735

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, 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

APRIL 23, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

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146890 (4-4,4-11,4-18)

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1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11605 WHITTIER ROAD
BOWIE, MD 20721

By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600.00, and an interest rate of 4.500%, 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

APRIL 23, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
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146891 (4-4,4-11,4-18)

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Frederick, Maryland 21704
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**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA KATHRYN ALLEN

Notice is given that Leroy Allen, whose address is 6702 Cathedral Avenue, Lanham, MD 20706, was on March 20, 2024 appointed Personal Representative of the estate of Patricia Kathryn Allen who died on October 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 20th day of September, 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.

LEROY ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132609
146913 (4-4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA L. SANFORD

Notice is given that Roof Nation and More, LLC, whose address is 9222 Goldenrod Lane, Upper Marlboro, Maryland 20772, was on December 28, 2023 appointed Personal Representative of the estate of Brenda L. Sanford who died on April 16, 2013 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 June, 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.

ROOF NATION AND MORE, LLC
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131459
146868 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**M. BARBARA ALLEN
AKA MARY BARBARA ALLEN**

Notice is given that Catherine Marie Allen, whose address is 11617 Hitching Post Lane, Rockville, MD 20852, was on March 18, 2024 appointed Personal Representative of the estate of M. Barbara Allen aka Mary Barbara Allen who died on October 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of September, 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.

CATHERINE MARIE ALLEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131385
146864 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELTON COLEMAN

Notice is given that Sarah Kathryn Pulchine, whose address is 8124 Burwell Road, Catlett, VA 20119, was on March 27, 2024 appointed Personal Representative of the estate of Mary Elton Coleman who died on April 20, 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 27th day of September, 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.

SARAH KATHRYN PULCHINE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132873
146919 (4-4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINALD C. SMITH, JR.

Notice is given that Deborah W Smith, whose address is 213 Palen Avenue, Newport News, Virginia 23601, was on March 20, 2024 appointed Personal Representative of the estate of Reginald C. Smith, Jr. who died on August 3, 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 20th day of September, 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 W 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. 123920
146911 (4-4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE FITTERER

Notice is given that Bruce Gewirz, whose address is 10538 Waller Road, Laurel, DE 19956, was on January 30, 2024 appointed Personal Representative of the estate of Joanne Fitterer who died on September 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 30th day of July, 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.

BRUCE GEWIRZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132155
146912 (4-4-4-11,4-18)

Call 301-627-0900 for a quote.

LEGALS

EMILY LEE ESQ
3603 Chain Bridge Road #E
Fairfax, VA 22030
703-821-3131

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANG MU CHOI

Notice is given that Yesle Yi, whose address is 6325 Woodside Court, Suite 110, Columbia, MD 21046, was on March 4, 2024 appointed Personal Representative of the estate of Sang Mu Choi who died on October 18, 2023 without a will.

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

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

YESLE YI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132023
146918 (4-4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNA MAE SHERIFF

Notice is given that Jeffrey Sheriff, whose address is 7112 Langley Court, Hughesville, MD 20637, was on February 13, 2024 appointed Personal Representative of the estate of Anna Mae Sheriff who died on January 19, 2024 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 August, 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.

JEFFREY SHERIFF
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132329
146914 (4-4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEFFREY STEVEN CRUZ

Notice is given that Unita Celina Sargus Singh, whose address is 5028 Berwyn Road, College Park, MD 20740, was on January 4, 2024 appointed Personal Representative of the estate of Jeffrey Steven Cruz who died on November 16, 2021 without a will.

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

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

UNITA CELINA SARGUSINGH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123612
146870 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBY BROWN

Notice is given that Robin Hines, whose address is 8734 Lackawanna Avenue, Parkville, MD 21234, was on March 13, 2024 appointed Personal Representative of the estate of Bobby Brown who died on February 2, 2024 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 13th day of September, 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 HINES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132707
146871 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARILYN FISHER

Notice is given that Kiviette M Farmer, whose address is 614 Stillwater Place, Bowie, MD 20721, was on January 17, 2024 appointed Personal Representative of the estate of Marilyn Fisher who died on November 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 17th day of July, 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.

KIVIETTE M FARMER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131988
146872 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM JOHNSON

Notice is given that Walter Johnson Jr, whose address is 11911 Galaxy Lane, Bowie, MD 20715, was on February 29, 2024 appointed Personal Representative of the estate of William Johnson who died on February 1, 2024 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 August, 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.

WALTER JOHNSON 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. 132530
146873 (3-28,4-4,4-11)

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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 Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 12, 2024

AT 3:15 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 "PHEL'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER 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 # A000116

146822 (3-28,4-4-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HERBERT L JOHNSON
AKA: HERBERT LEROY JOHNSON

Notice is given that Scott A Johnson, whose address is 4314 Thoroughtred Drive, Upper Marlboro, MD 20772, was on March 19, 2024 appointed Personal Representative of the estate of Herbert L. Johnson who died on February 18, 2024 with a will.

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

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

SCOTT A 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. 132601
146915 (4-4,4-11,4-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARISSE C SCOTT

Notice is given that Christopher Scott, whose address is 4300 Kaywood Drive, Apt 2, Mount Rainier, MD 20712, was on March 20, 2024 appointed Personal Representative of the estate of Charisse C Scott who died on July 28th, 2023 without a will.

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

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

CHRISTOPHER SCOTT
Personal Representative

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

Estate No. 131764
146924 (4-4,4-11,4-18)

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
609 Cover Lane, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 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, APRIL 12, 2024

AT 3:05 P.M.

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

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

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

TERMS OF SALE: A deposit of \$17,000.00 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 5.250% 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 # A000560

146823 (3-28,4-4-11)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT WILLIAMS

Notice is given that Lisa Williams, whose address is 9561 Tapok Drive, Apt 303, Manassas, VA 20110, was on March 1, 2024 appointed Personal Representative of the estate of Robert Williams who died on August 25, 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 1st day of September, 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.

LISA 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. 132516
146920 (4-4,4-11,4-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HUBERT EUGENE LAWSON JR

Notice is given that Linda Lawson, whose address is 1365 Parkwood Pl, NW, Washington, DC 20010, was on March 22, 2024 appointed Personal Representative of the estate of Hubert Eugene Lawson Jr who died on February 4, 2024 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 September, 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.

LINDA LAWSON
Personal Representative

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

Estate No. 132575
146921 (4-4,4-11,4-18)

LEGALS

PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, APRIL 22, 2024
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.

Text Amendment Application No. 266 (Ordinance No. 2024)

An ordinance to amend the Laurel City Code and Unified Land Development Code the use tables in commercial, industrial, and m-x-t zones, to update the forest conservation article, to update the signs section, and to update the definitions section. The proposed update is part of a comprehensive review and update of the City's zoning code, for **recommendation** to the Mayor and City Council.

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/register-to-speak> and submit a speaker list if you wish to speak.

146894 (4-4,4-11)

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 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: **4/24/2024**.

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

2010 MACK CXU MD 42730F 1M1AW07Y2AN010113

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

2004 PONTIAC GRAND AM MD 7FE9979 IG2NE52F64M658334
2004 HONDA ACCORD MD 50504CF JHMCM563X4C037964
2001 MERCEDES-BENZ E320 WDBJF82J1X048903

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

1996 HONDA CIVIC MD EXR514 1HGEJ6602TL009994
2006 NISSAN ARMADA 5N1AA08A46N737109

METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400

2014 NISSAN ALTIMA 1N4AL3AP8EC129642

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

2018 KAUFMAN TRAILER 5VGFW5328JL009162
2009 BMW 328I WBAPK53539A510201
2003 HONDA CIVIC MI ELX3227 2HGES16543H591136

146987 (4-11)

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CLAUDINNIA DARBY

Notice is given that Sidney M. Darby, whose address is 12959 Claxton Drive, Laurel, MD 20708, was on March 21, 2024 appointed Personal Representative of the estate of Claudinnia Darby who died on February 7, 2024 without a will.

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

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

SIDNEY M. DARBY
Personal Representative

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

Estate No. 132817
146922 (4-4,4-11,4-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EVERETT D WINSTEAD

Notice is given that Thurman Winstead, whose address is 3400 Randall Road, Suitland, Maryland 20746, was on March 26, 2024 appointed Personal Representative of the estate of Everett D Winstead who died on February 19, 2024 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 September, 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.

THURMAN WINSTEAD
Personal Representative

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

Estate No. 132823
146923 (4-4,4-11,4-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIMBERLY H LEONARD

Notice is given that Warren Leonard, whose address is 7812 Suiter Way, Hyattsville, MD 20785, was on March 29, 2024 appointed Personal Representative of the estate of Kimberly H Leonard, who died on December 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 29th day of September, 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.

WARREN LEONARD
Personal Representative

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

Estate No. 132676
146969 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE F FRAZIER

Notice is given that Patrick O Frazier, whose address is 3212 Orient Fishtail Lane, Laurel, MD 20724, was on February 5, 2024 appointed Personal Representative of the estate of Joe F Frazier, who died on January 12, 2024 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 August, 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.

PATRICK O FRAZIER
Personal Representative

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

Estate No. 132232
146970 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA Y WHITE

Notice is given that Teresa Yvonne Long, whose address is 604 Bryan Point Road, Accokeek, MD 20607, was on March 21, 2024 appointed Personal Representative of the estate of Gloria Y White, who died on February 1, 2024 without a will.

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

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

TERESA YVONNE LONG
Personal Representative

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

Estate No. 132812
146971 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ORIS WINSLOW DUKES

Notice is given that Carlton Winslow, whose address is 4083 Massengale Rd, Whitakers, NC 27891, was on March 4, 2024 appointed Personal Representative of the estate of Oris Winslow Dukes, who died on August 1, 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 4th day of September, 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.

CARLTON WINSLOW
Personal Representative

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

Estate No. 131979
146972 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXANDER KEEMA III

Notice is given that Joanne Tait, whose address is 6903 Aries Lane, Austin, Texas 78724, was on February 21, 2024 appointed Personal Representative of the estate of Alexander Keema III, who died on January 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 21st day of August, 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.

JOANNE TAIT
Personal Representative

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

Estate No. 128164
146973 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE E HARRISTON

Notice is given that Keith Harriston, whose address is 3015 Lake Ave, Cheverly, MD 20785, was on March 27, 2024 appointed Personal Representative of the estate of Alice E Harriston who died on October 16, 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 September, 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.

KEITH HARRISTON
Personal Representative

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

Estate No. 131762
146964 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMAN DOUGLAS JOHNSON

Notice is given that Norma P Pullen, whose address is 2802 Homecoming Lane, Waldorf, MD 20603, was on April 2, 2024 appointed personal representative of the small estate of Norman Douglas Johnson who died on March 11, 2024 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.

NORMA P PULLEN
Personal Representative

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

Estate No. 132953
146955 (4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JERRY ELTON SMITH

Notice is given that Joanne M Smith, whose address is 8905 Doris Drive, Fort Washington, MD 20744, was on March 22, 2024 appointed personal representative of the small estate of Jerry Elton Smith, who died on September 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 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.

JOANNE M 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. 132611
146956 (4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA EDITH HOLDEN

Notice is given that Patrise E Holden, whose address is 706 Calvert Lane, Fort Washington, MD 20744, was on February 13, 2024 appointed personal representative of the small estate of Patricia Edith Holden, who died on April 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 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.

PATRISSE E HOLDEN
Personal Representative

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

Estate No. 132335
146957 (4-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA J AUTRY

Notice is given that Alexis Autry, whose address is 3004 Plaza Drive, Forestville, MD 20747, was on April 2, 2024 appointed personal representative of the small estate of Martha J Autry, who died on February 3, 2024 without a will.

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

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

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

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

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

ALEXIS AUTRY
Personal Representative

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

Estate No. 132963
146958 (4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE MAJOR

Notice is given that Carolyn Rose Closs, whose address is 1211 Accokeek Landing Dr, Accokeek, MD 20607, was on March 29, 2024 appointed personal representative of the small estate of Clarence Major, who died on May 23, 2022 without a will.

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

CAROLYN ROSE CLOSS
Personal Representative

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

Estate No. 132935
146959 (4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCUS FITZGERALD

Notice is given that Melvin Fitzgerald, whose address is 305 Kidwell Avenue, Centerville, MD 21617, was on March 27, 2024 appointed personal representative of the small estate of Marcus Fitzgerald, who died on March 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 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.

MELVIN FITZGERALD
Personal Representative

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

Estate No. 128979
146960 (4-11)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
HILDA MCRAE FREEMAN
AKA: HILDA FAYE MCCRAE
FREEMAN**

Estate No.: 127474

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Zenobia Richmond for judicial probate of the will dated September 2, 2022, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 1, 2024 at 10:30 A.M.

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

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

146962 (4-11,4-18)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRUST 2007-AR9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR9 S/O RAVI GOGNA, RES. AGENT

PRINCE GEORGE'S COUNTY, MARYLAND
S/O: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

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

6705 STANTON RD
HYATTSVILLE MD 20784

AND

Unknown Owner of the property 6705 STANTON RD described as follows: Property Tax ID 02-0117341 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-24-001457**

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:

7146 SQ FT & IMPS SECTION 3 WOODLAWN HEIGHTS LOT 10 BLK I; Assmt \$290,900 Lib 31951 and FI 289 and assessed to DEUTSCHE BANK NATIONAL TRUST CO, also known as 6705 STANTON RD, HYATTSVILLE, MD 20784 Tax Account No. 02-0117341.

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 1st day of April, 2024, 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 26th day of April, 2024, warning all persons interested in the property to appear in this Court by the 4th day of June, 2024 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
146949 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LARRY JOSEPH PAYNE

Notice is given that Larry Payne II, whose address is 6603 Middleton Road, Fort Washington, MD 20744, was on February 29, 2024 appointed Personal Representative of the estate of Larry Joseph Payne, who died on January 13, 2024 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 August, 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.

LARRY PAYNE II
Personal Representative

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

Estate No. 132190
146967 (4-11,4-18,4-25)

ORDER OF PUBLICATION

NAR Solutions, Inc

Plaintiff

vs.

7th Heaven Trust;
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 1836 Metzert Rd, Unit 1823, Hyattsville 20783, and more fully described in Liber 45098 Page 00298 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$102000; and Assessed to: 7th Heaven Trust; Property ID: 17-1935469,

Defendants

**In the Circuit Court for Prince George's County, Maryland
Civil Action No.
C-16-CV-24-001406**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property described as 1836 Metzert Rd, Unit 1823, Hyattsville 20783, and more fully described in Liber 45098 Page 00298 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$102000; and Assessed to: 7th Heaven Trust; Property ID: 17-1935469.

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

It is thereupon this 25th day of March, 2024, by the Circuit Court for Prince George's County:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before April 19th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 28th day of May, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146896 (4-4,4-11,4-18)

LEGALS

LM File No.: 1751-00046-Insight Real Estate, LLC

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

AMENDED

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff,

vs.

Successor Trustee of the Ralph Hodge Revocable Trust; The Ralph Hodge Revocable Trust; Estate of Ralph Lecount Hodge; The testate and intestate successors of Ralph Lecount Hodge, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 FI 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 FI 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744,

Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-000373
(TAX SALE)**

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

described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 FI 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744.

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

LEGALS

It is thereupon this 26th day of March, 2024, by the Circuit Court for Prince George's County, Maryland, **ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 19th day of April, 2024, warning all persons interested in the property to appear in this Court by the 29th day of May, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146895 (4-4,4-11,4-18)



LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

APRIL 23, 2024

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.

REQUEST FOR DELIVERY PERMIT

t/a Watkins Park Liquors, Jayamala Chinchode Reddy, Managing Member/ Authorized Person, Cindy Lou Schlauch, Authorized Person, Class A, Beer, Wine and Liquor, Watkin's Park Liquor MD, LLC, 12140 Central Avenue, Mitchellville, 20721. Represented by Linda Carter, Esquire.

TRANSFER OF LOCATION

Jayshree J. Shah, President/ Secretary/ Treasurer for a Class A, Beer, Wine and Liquor for the use of Jay, Inc., t/a Calverton Liquors, 11703 Beltsville Drive, Beltsville, 20705, transfer from Jay, Inc., t/a Calverton Liquors, 11717 Beltsville Drive, Beltsville, 20705, Jayshree J. Shah, President/ Secretary/ Treasurer.

TRANSFER

Dilruba Akter Nisu, Sole Member for a Class D(off), Beer and Wine for the use of Big Ben Convenience, LLC, t/a Big Ben Convenience Store, 805 Larchmont Avenue, Capitol Heights, 20743, transfer from Big Ben Convenience, LLC, t/a Big Ben Convenience Store, 805 Larchmont Avenue, Radwan Azam, Member-Manager.

Pedro A. Vargas Morales, President/ Secretary/ Treasurer for a Class D(off), Beer and Wine for the use of Tony, Inc., t/a El Paso Beer and Wine, 15101 Baltimore Avenue, Suite 104, Laurel, 20707, transfer from NSPKH, Inc., t/a Eastern Beer, wine & Azteca Restaurant, 15101 Baltimore Avenue, Laurel, 20707, Jose L. Lazo, President/ Secretary.

NEW - CLASS B, BEER, WINE AND LIQUOR

Stanley Neal Jr., Owner for a Class B, Beer, Wine and Liquor for the use of Michael's Restaurant, LLC, t/a Michael's Restaurant, 14601 Main Street, Upper Marlboro, 20772.

Diana Odett Bedolla Hernandez, President/ Secretary/ Treasurer for a Class B, Beer, Wine and Liquor for the use of NSPKH, Inc., t/a Azteca Restaurant, 15101 Baltimore Avenue, Suite 101, Laurel, 20707.

Tanimowo Y. Alli, President for a Class B, Beer, Wine and Liquor for the use of Lanham Restaurant Limited Liability Company, t/a Taste of Lagos, 9915 Lanham Severn Road, Lanham, 20706.

Aaron Bullock, Member for a Class B, Beer, Wine and Liquor for the use of 1123 Huncho House Experience, LLC, t/a 1123 Huncho House Experience, 6450 America Blvd, Suite 105, Hyattsville, 20782.

Maritza Martinez, President/ Secretary/ Treasurer for a Class B, Beer, Wine and Liquor for the use of Garcia, Inc., t/a Anthony's New York Pizza & Pasta House, 15480 Annapolis Road, Suite 220, Bowie, 20715.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 23, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
April 8, 2024

146975 (4-11,4-18)

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 May 23, 2024 will be heard on July 25, 2024. Those licenses are:

Class B, Beer, Wine and Liquor - 17 BL 143, 17 BL 144, 17 BL 145, 17 BL 146

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, May 8, 2024 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 BLC@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
April 4, 2024

146974 (4-11,4-18)

NOTICE

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

v.

Nathaniel K. Risch, Esquire, Personal Representative for the Estate of Travis B. Smith
6001 Floral Park Road
Brandywine, MD 20613

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-22-000987**

Notice is hereby given this 21st day of March, 2024, 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 22nd day of April, 2024, 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 22nd day of April, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$183,000.00. The property sold herein is known as 6001 Floral Park Road, Brandywine, MD 20613.

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

True Copy—Test:
Mahasin El Amin, Clerk
146877 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOSE DAVID LUNA

Notice is given that Judy Luna, whose address is 8104 River Bend Ct., Fort Washington, MD 20744, was on April 3, 2024 appointed Personal Representative of the estate of Jose David Luna, who died on January 24, 2024 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 October, 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.

JUDY LUNA
Personal Representative

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

Estate No. 132284
146968 (4-11,4-18,4-25)

LEGALS

Marianne Schmitt Hellauer, Esquire
750 E. Pratt Street, Suite 900
Baltimore, Maryland 21202
410-580-4172

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH MARTHA SHIMEK

Notice is given that Michele Marie Shimek, whose address is 4524 Dorset Avenue, Unit B, Chevy Chase, MD 20815, was on February 28, 2024 appointed Personal Representative of the estate of Elizabeth Martha Shimek who died on May 26, 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 28th day of August, 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.

MICHELE MARIE SHIMEK
Personal Representative

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

Estate No. 132525
146963 (4-11,4-18,4-25)

LEGALS

Justin Wedgewood Esq
322 Main Street
Suite 102
Laurel, MD 20707
301-776-7900

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GALEN KISTLER ADAMS JR

Notice is given that Ronald M Adams, whose address is 117 Schooner Bend Ave, Summerville, SC 29486, was on March 7, 2024 appointed Personal Representative of the estate of Galen Kistler Adams Jr, who died on October 4, 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 7th day of September, 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.

RONALD M ADAMS
Personal Representative

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

Estate No. 127674
146965 (4-11,4-18,4-25)

Ernest C Raskauskas Jr
3109 South St NW
Washington, DC 20007
202-487-7777

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
TWILA JOAN MYERS

Notice is given that Ernest C Raskauskas Jr, whose address is 3109 South St NW, Washington, DC 20007, was on March 18, 2024 appointed Personal Representative of the estate of Twila Joan Myers, who died on December 5, 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 September, 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.

ERNEST C RASKAUSKAS JR
Personal Representative

LEGALS

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

PUBLICATION DATE: April 11, 2024
 GRANTEE NAME: Prince George's County, Maryland
 SUBGRANTEE NAME: The Town of Edmonston and Town of Riverdale Park
 GRANTEE ADDRESS: 9200 Basil Court, Suite 306 Largo, MD 20774
 TELEPHONE: (301) 883-6511

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

REQUEST FOR RELEASE OF FUNDS

On or after April 29, 2024, 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 funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

- 1) The Town of Edmonston Street Lighting Project, PY50 – The Town proposes to install 15 decorative streetlights along 52nd Avenue from Crittenden Street to the Edmonston Recreation Center at 5100 Tanglewood Drive, Hyattsville, Maryland 20781. The streetlights will provide safe passage for children to the bus stop, will deter crime, and will provide pedestrians with a well-lit route for work. The proposed Federal funding is approximately \$285,000.
- 2) The Town of Riverdale Park, Lafayette Lighting Project, PY50 – The Town proposes to install 15 pedestrian scale streetlights along Lafayette Avenue from Riverdale Road to Nicholson Street and 47th Avenue from Nicholson Street to Longfellow Street. The Lafayette Lighting Project is part of the Town's larger "Walk, Bike, Drive" campaign to improve safety and connectivity throughout the Town. The streetlights will improve safety for both drivers and pedestrians and add visual appeal along portions of Lafayette Avenue and 47th Avenue. The proposed Federal funding is approximately \$195,000

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince George's County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. The ERR is 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 on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to Jmmbotiji@co.pg.md.us. All comments received by April 27, 2024, will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Prince George's County certifies to HUD that Ashley Johnson-Hare, in her capacity as Deputy Director of the 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 CDBG funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince Georges 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 Georges 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) the 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 submitted by e-mail to CPD_COVID-19OEE-DC@hud.gov. Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

Ashley Johnson-Hare, Deputy Director
 Prince George's County
 Department of Housing and Community Development

146976 (4-11)

LEGALS

**LEGAL NOTICE
 CITY OF BOWIE, MD**

Ordinance O-3-24 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023, and Ending June 30, 2024, as Embodied in Ordinance O-5-23, and Amended by O-11-23 and O-1-24, to Appropriate an Additional \$85,100 for the Purchase of Thirteen (13) Police Vehicles.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on April 1, 2024.

Alfred D. Lott
 City Manager

146951 (4-11)

LEGALS

**LEGAL NOTICE
 CITY OF BOWIE, MD
 WATER QUALITY REPORT**

Each year the City of Bowie issues a Water Quality Report to keep residents informed about the City of Bowie's efforts to supply quality water and services.

This Water Quality Report is for those areas that are served by the City of Bowie Water Plant and should not be confused with areas served by the Washington Suburban Sanitary Commission. The report covers the period from January 1 through December 31, 2023.

The Water Quality Report is available online at www.cityofbowie.org/wqr and copies are also available at Bowie City Hall and Bowie's Kenhill Center.

For more information or to request a printed copy of the report, please contact Nick Nosacek, Water Plant Superintendent, at 301-809-3060.

Alfred D. Lott
 City Manager

146953 (4-11)

LEGALS

**NOTICE OF PUBLIC HEARING
 ON THE
 PRINCE GEORGE'S COUNTY
 DRAFT FISCAL YEAR (FY) 2025
 ANNUAL ACTION PLAN
 FOR
 HOUSING AND COMMUNITY DEVELOPMENT**

Date: Tuesday, April 23, 2024
 Time: 6:00PM

Location: Council Hearing Room, Wayne K. Curry Administration Building
 1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County Fiscal Year (FY) 2025 to address priority needs and specific objectives identified in the FY 2021-2025 Consolidated Plan. The FY 2025 Annual Action Plan also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

A copy of the FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note that **written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting**. Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2025 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

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

By Authority of:
 Aspasia Xypolia, Director
 Prince George's County
 Department of Housing and Community Development
 9200 Basil Court, Suite 306
 Largo, Maryland 20774
 Date: April 11, 2024

146980 (4-11)

**NOTIFICACIÓN DE AUDIENCIA PÚBLICA
 EN EL
 PLAN DE ACCIÓN ANUAL
 DEL BORRADOR DEL AÑO FISCAL 2025
 DEL CONDADO DE PRINCE GEORGE
 PARA
 VIVIENDA Y DESARROLLO COMUNITARIO**

Fecha: martes 23 de abril de 2024
 Hora: 6:00 p. m.

Ubicación: Sala de audiencias del Consejo (Council Hearing Room), Wayne K. Curry Administration Building
 1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> o el enlace anterior para obtener novedades sobre la fecha, hora, agenda y una oportunidad para comentar.

El Plan de Acción Anual de Vivienda y Desarrollo Comunitario es una estrategia integral que describe las acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2025 del condado para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado para el año fiscal 2021-2025. El plan de acción anual para el año fiscal 2025 también sirve como solicitud de los siguientes fondos federales de ayuda: el Programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG, en inglés), el Programa de Asociaciones de Inversión HOME (HOME) y el Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés).

Puede conseguir una copia del plan de acción anual del año fiscal 2025 en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del Condado: <http://www.princegeorgescountymd.gov/1039/Plans-Reports> o se lo podemos enviar por correo si lo solicita comunicándose con el DHCD al 301-883-6511.

El Consejo del Condado de Prince George se reunirá en persona. Para inscribirse para hacer uso de la palabra o presentar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que los **comentarios escritos deben enviarse antes de las 3:00 p. m. del día ANTERIOR a la reunión**. Además, el testimonio o los comentarios por escrito serán aceptados en formato electrónico, en lugar de por correo de los EE. UU. Para aquellos que no puedan utilizar el portal, los comentarios o la correspondencia escrita pueden enviarse por correo electrónico a: clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hacer uso de la palabra en la audiencia pública debe completarse antes de las 3:00 p. m. del día ANTERIOR a la reunión. El testimonio y los comentarios no serán aceptados a través de las redes sociales o por teléfono/mensaje de correo de voz.

Se dispondrá de lengua de señas para las personas con discapacidad auditiva y de servicios de interpretación. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o al teléfono de texto (301) 883-5428. Además, las personas discapacitadas y las personas con discapacidad visual pueden recibir adaptaciones con aviso previo razonable al Secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual del año fiscal 2025, comuníquese con: Shirley E. Grant a SEGrant@co.pg.md.us.

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.

Con la autorización de:
 Aspasia Xypolia, directora
 Condado de Prince George
 Departamento de Vivienda y Desarrollo Comunitario
 9200 Basil Court, Suite 306
 Largo, Maryland 20774
 Fecha: 11 de abril de 2024

146981 (4-11)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 16, 2024
 COUNCIL HEARING ROOM
 WAYNE K. CURRY ADMINISTRATION BUILDING
 1301 MCCORMICK DRIVE
 LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 16, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Revenue Authority Board of Prince George's County:

- | | |
|--|---|
| Ms. Shameeka R. Price | Appointment
 Replacing: Calvin Brown
 Term Expiration: July 28, 2027 |
| Mr. E. Troy Washington, MPA, JD | Appointment
 Replacing: Charles McFadden
 Term Expiration: July 28, 2027 |

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
 Jolene Ivey, Chair**

ATTEST:
 Donna J. Brown
 Clerk of the Council

146984 (4-11)

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: **4/24/2024.**

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

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

1991 FORD	F-150	MD	1041Z9	1FTDF15Y0MNA18821
2006 LIFAN	MOTORCYCLE			LF3PCM0G36B006559
	INDUSTRY			

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

22017 CHEVROLET	IMPALA	MD	2DJ2178	2G1105SA9H9165126
2007 LINCOLN	MKL	VA	URE8444	2LMDU88C37BJ22654
2007 DODGE	CHARGER	MD	2DW5899	2B3KA43R37H816134

**METROPOLITAN TOWING INC
 8005 OLD BRANCH AVE
 CLINTON, MD 20735
 301-568-4400**

2001 BUICK	LESABRE	MD	2FD9258	1G4HR54K41U100089
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**PAST & PRESENT TOWING & RECOVERY INC
 7810 ACADEMY LANE
 LAUREL, MD 20707
 301-210-6222**

2006 CHRYSLER	TOWN & COUNTRY	MD	742M051	2A4GP54L16R704597
2014 CHRYSLER	200	MD	5EY6116	1C3CCBBG0EN153308

146986 (4-11)

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
2013	Nissan	Pathfinder	5N1AR2MM1DC621184
2016	Honda	Accord	1HGCR2F50GA034771
1992	Oldsmobile	Toronado	1G3EZ13L5NU304805
2004	Infiniti	G35	JNKCVC54E04M801316
2013	Honda	Accord	1HGCR3F85DA015676
2005	Acura	TL	19UUA66205A042262
2010	Ford	Fusion	3FAHP0HG0AR352728
2011	Subaru	Outback	4S4BRCC9B3428520
2020	Kia	Optima	5XXGT4L33LG433513
2001	Lexus	ES	JT8BF28G410325643
2019	Hyundai	Sonata	5NPE24AF9KH742087
2006	Toyota	Sienna	5TDZA23C36S422260
2024	Chevrolet	Trax	KL77LGE2XRC069120

146977 (4-11)

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

NOTIFICACIÓN DE AUDIENCIA PÚBLICA PARA EL PROYECTO DE ENMIENDA SUSTANCIAL AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2022 PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO

Fecha: Martes 23 de abril de 2024
Hora: 1:00 p. m.

Ubicación: Sala de audiencias del Consejo (Council Hearing Room), Edificio Administrativo Wayne K. Curry Administration Building (Wayne K. Curry Administration Building) 1301 McCormick Drive, Largo, MD 20774 <https://pgccouncil.us/LIVE>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> o el enlace anterior para obtener novedades sobre la fecha, hora, agenda y una oportunidad para brindar su opinión.

El propósito de la enmienda sustancial al Plan de acción anual del año fiscal 2022 es incluir una nueva actividad del Plan de rescate estadounidense (ARP, por sus siglas en inglés) del Plan de asignación (HOME ARP) del Programa de asociaciones de inversión (HOME), como se identifica a continuación.

Proyectos propuestos financiados por el programa HOME-ARP:

• The Cassidy	\$1,050,000.00
Total:	\$1,050,000.00

Puede conseguir una copia del plan de acción anual del año fiscal 2022, incluido el Plan de rescate estadounidense (ARP) del Plan de asignación del Programa de asociaciones de inversión (HOME) en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, por sus siglas en inglés) en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del Condado: <http://www.princegeorgescountymd.gov/1039/Plans-Reports> o se lo podemos enviar por correo si lo solicita comunicándose con el DHCD al 301-883-6511.

El Consejo del Condado de Prince George se reunirá de manera presencial. Para inscribirse para hacer uso de la palabra o presentar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que los comentarios escritos deben enviarse antes de las 3:00 p.m. del día ANTERIOR a la reunión. Además, el testimonio o los comentarios por escrito serán aceptados en formato electrónico, en lugar de por correo de EE.UU. Para aquellos que no puedan utilizar el portal, los comentarios o la correspondencia escrita pueden enviarse por correo electrónico a: clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hacer uso de la palabra en la audiencia pública debe completarse antes de las 3:00 p.m. del día ANTERIOR a la reunión. El testimonio y los comentarios no serán aceptados a través de las redes sociales o por teléfono / mensaje de correo de voz.

Se dispondrá de un servicio de lengua de señas para las personas con discapacidad auditiva y de servicios de interpretación. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o al teléfono de texto (301) 883-5428. Además, las personas con discapacidades y las personas con discapacidad visual pueden recibir adaptaciones con aviso previo razonable al Secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual del año fiscal 2022, comuníquese con: Shirley E. Grant a SEGrant@co.pg.md.us.

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.

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 11 de abril de 2024

146983 (4-11)

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

LEGALS

Ronald Scott Mitchell
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
240-638-2828

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY D. WATSON

Notice is given that Deborah A. Watson, whose address is 9229 Limestone Place, College Park, MD 20740, was on March 14, 2024 appointed Personal Representative of the estate of Gary D. Watson who died on July 25, 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 14th day of September, 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 A. WATSON
Personal Representative

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

Estate No. 131524
146865 (3-28,4-4,4-11)

EDWARD M BIGGIN ESQ
200A Monroe Street, Suite 110
Rockville, MD 20850

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALD SCOTT AKA: GERALD GERONE SCOTT

Notice is given that Christopher Scott, whose address is 12910 Old Chapel Road, Bowie, MD 20720, was on February 20, 2024 appointed Personal Representative of the estate of Gerald Scott who died on October 14, 2021 without a will. There was a prior small estate proceeding.

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 August, 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.

CHRISTOPHER SCOTT
Personal Representative

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

Estate No. 123435
146869 (3-28,4-4,4-11)

LEGALS

NOTICE OF PUBLIC HEARING ON THE PRINCE GEORGE'S COUNTY DRAFT SUBSTANTIAL AMENDMENT TO THE FISCAL YEAR (FY) 2022 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, April 23, 2024
Time: 1:00PM

Location: Council Hearing Room, Wayne K. Curry Administration Building 1301 McCormick Drive, Largo, MD 20774 <https://pgccouncil.us/LIVE>

*Please check the Prince George's County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of the Substantial Amendment to the FY 2022 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program American Rescue Plan (ARP), Allocation Plan (HOME-ARP) activity, as identified below.

Proposed HOME-ARP Program funded project(s):

• The Cassidy	\$1,050,000.00
Total:	\$1,050,000.00

A copy of the FY 2022 Annual Action Plan, inclusive of the HOME Investment Partnerships ("HOME") Program American Rescue Plan ("ARP"), Allocation Plan, is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note that written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2022 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: April 11, 2024

146982 (4-11)

LEGALS

NOTICE

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

Plaintiffs

vs.

Carlton Blake and
Felicia Blake

Defendants

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

CIVIL NO. C-16-CV-23-005678

ORDERED, this 5th day of April, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10702 Devlin Drive, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of May, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of May, 2024, next. The report states the amount of sale to be \$70,000.00.

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

146979 (4-11,4-18,4-25)

LEGALS

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

BEFORE THE REGISTER OF WILLS

IN THE ESTATE OF:
CHARLIE CANADA JR
ESTATE NO: 132475

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Alan Wilson - 23215 Brandon Court, Leonardtown, MD 20650 - Brother, challenging the will dated December 23, 2020.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

146961 (4-11,4-18)

LEGALS

ORDER OF PUBLICATION

DCS Logistics LLC
5678 Walnut Mill Lane
Powder Springs, GA 30127

Plaintiff

v.

Ghazanfar Ali,
Personal Representative for the Estate of Ghulam Sarwar
c/o Stephen S. Winegrad, Esq.
400 Redland Court, Suite 212
Owings Mills, MD 21117

and

Hillcrest Holdings LC
William F. Chesley
9320 Annapolis Road
Lanham, MD 20706

PRINCE GEORGE'S COUNTY, MARYLAND
Serve on:
Rhonda L. Weaver, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the TWELFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-001540

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

Tax Account Number 12-1229582: Part of Parcel J equal to 5.910 Acres, in the subdivision known as, Section 7, Southview, shown in Plat Book WWW55 at Plat 55 recorded in the Land Records of Prince George's County, Maryland.

Being the same property acquired by Hillcrest Holdings LC by deeds recorded June 13, 1994, recorded in Liber 9618 at Folio 145 in the Land Records of Prince George's County, Maryland. Account Number 12-1229582 \$58,706.14 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has expired.

It is thereupon this 1st day of April, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 26th day of April, 2024, warning all persons interested in the said properties to be and appear in this Court by the 4th day of June, 2024 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

146939 (4-4,4-11,4-18)

LEGALS

SUMMONS – ACTION TO QUIET TITLE

Barry-Stephen J. Romeo and
Laura Brookshire Romeo

Plaintiffs,

vs.

Queen B. McKinley aka Queen E. Briggs; Khysha L. McKinley; Cheryl Hill aka Cheryl McKinley; Rosalyn McKinley aka Roslyn McKinley; Anthony J. McKinley; Redrock Capital, LLC; All Unknown Heirs of Elijah McKinley; All Unknown Heirs of Queen B. McKinley aka Queen E. Briggs; and "John Doe," a fictitious name representing all unknown parties, minors, or persons under disability with any right, title, interest in, or lien upon the real property having Parcel ID #0190.00-01-015.01

Defendants,

C.A. NO. 2023-CP-23-02248 IN THE COURT OF COMMON PLEAS THIRTEENTH JUDICIAL CIRCUIT COURT STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO THE DEFENDANTS NAMED ABOVE: YOU ARE HEREBY summoned and required to answer the Plaintiffs' Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your answer to the said Complaint on the subscribers at, P.O. Box 1804 Greenville, South Carolina, 29602, within thirty (30) days after the service hereof, exclusive of the day of such service. If you fail to answer within the time aforesaid, the Plaintiffs in this action will apply to the Court and judgment by default will be rendered against you for the relief demanded in the Complaint.

Holder, Padgett, Littlejohn & Prickett, LLC s/ F. Lee Prickett, III (SC Bar #76178) Rafor W. Bussey, Jr. (SC Bar #103943) PO Box 1804 Greenville, SC 29602 (864) 335-8808 lprickett@hplplaw.com rbussey@hplplaw.com Attorneys for Plaintiffs

146944 (4-4,4-11,4-18)

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

LEGALS

NOTICE

Notice is hereby given that a hearing will be held on May 29, 2024, at 8:30 a.m. in the Courtroom of the Clinton County Courthouse, 230 East Water Street, Lock Haven, PA 17745, in the matter of In Re: 2011 Mack Tractor, VIN #1M1AW07Y9BM015090 (CV-1318-2023), regarding a complaint filed by Bressler's Garage, Inc. to obtain ownership of the said 2011 Mack Tractor. Any person or entity who claims to have any interest in the said 2011 Mack Tractor may appear at the hearing and show cause as to why an Order should not be entered by the Court awarding ownership of the said 2011 Mack Tractor to Bressler's Garage, Inc. This Notice is being provided in accordance with the Order entered by the Honorable Michael F. Salisbury on October 31, 2023.

Jenna A. Neidig, Esquire
Counsel for Plaintiff
(570) 524-6020

146812 (4-11,4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 23, 2024

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

1:00 P.M.

Notice is hereby given that on Tuesday, April 23, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTION

CR-013-2024 – A RESOLUTION CONCERNING THE 911 CHARGE for the purpose of approving a one cent increase in the additional charge for switched local exchange access service, commercial mobile radio service, and other 911 accessible service within the County.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146985 (4-11,4-18)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 04/26/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10222
2003 YAMAHA 20' BOAT
MD# 5794BM
HI-TECH AUTOMOTIVE
2020 CHANEYVILLE RD
OWINGS

LOT# 10447
1998 BAYLINER 38'1" BOAT
MD# 1169BZ
SHIPWRIGHT LLC
6047 HERRING BAY RD
DEALE

LOT#10456
2018 INTERNATIONAL
VIN# 3HSDZAPR4JN434651
MJ'S COLLISION CENTER &
AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT#10478
2014 DODGE
VIN# 1C3CDZAB5EN226359
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10492
2009 BMW
VIN# WBAPL33599A405034
HUNTZBERRY'S IMPORT AUTO-
MOTIVE
100 INDUSTRY LN
PRINCE FREDERICK

LOT#10494
2017 HONDA
VIN# 2HGFC3B76HH355387
MJ'S COLLISION CENTER &
AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT#10495
2017 KIA
VIN# KNDPMCAC9H7035104
LA AUTO SERVICE
2124 EDMONDSON AVE
BALTIMORE

LOT#10496
2018 NISSAN
VIN# JN8AY2NC9J9552609
T&T AUTO INC
5226 FAIRLAWN AVE
BALTIMORE

LOT#10499
2015 MERCEDES
VIN# 55SWF4KB3FU049667
J&M AUTO REPAIR
16840 OAKMONT AVE BAY# B-C
GAITHERSBURG

LOT#10500
2019 MITSUBISHI
VIN# JA4AZ3A38KZ013978
LA AUTO SERVICE
2124 EDMONDSON AVE
BALTIMORE

LOT#10501
2015 NISSAN
VIN# 3N1AB7AP7FY328262
CHIBUZO AUTO REPAIR LLC
2311 BELAIR RD
BALTIMORE

LOT#10502
2015 LEXUS
VIN# JTHBK1GGXF2198027
CHIBUZO AUTO REPAIR LLC
2311 BELAIR RD
BALTIMORE

LOT#10504
1986 OLDSMOBILE
VIN# 1G3GK4796GP368544
EDWARD POPE
7428 HICKORY LANE
HANOVER

LOT#10505
2011 DODGE RAM
VIN# 3D73Y4CL4BG510942
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10506
2021 RAM
VIN# 3C63RRHL7MG618981
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10507
2018 DODGE
VIN# 1C4RDJDG8JC386899
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10508
2017 RAM
VIN# 1C6RR6KT1HS866093
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10558
1999 CHAMPION
VIN# 07997879766AB
BOONE'S ESTATES MHC LLC
1091 MT ZION MARLBORO RD
LOTHIAN

LOT#10581
2014 KIA
VIN# KNAGM4ADXE5071953
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10582
2018 KIA
VIN# 3KPF4A7XE214734
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10585
2012 VOLKSWAGON
VIN# 2C4RVABGXR293733
FITZGERALD AUTO MALL
34 HUDSON ST
ANNAPOLIS

LOT#10587
2020 RAM
VIN# 3C63RRGL6LG279100
DARCARS CHRYSLER JEEP
DODGE
MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10594
1997 COUN
VIN# NCFVL46AB05514CN13
SEVERN MOBILE HOME PARK
7959 TELEGRAPH RD
SEVERN

LOT#10595
2000 VOGU
VIN# NCFXL41A64682V013
SEVERN MOBILE HOME PARK
7959 TELEGRAPH RD
SEVERN

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
TERMS OF SALE: CASH
Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079
146978 (4-11,4-18)

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
1502 KAREN BLVD, DISTRICT HEIGHTS, MD 20747

By virtue of the power and authority contained in a Deed of Trust from DERON JAMAR PENN, dated December 21, 2018 and recorded in Liber 41759 at Folio 52 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, APRIL 12, 2024
AT 3:00 P.M.

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

All that certain lot or parcel of Land situated, lying and being in Prince George's County, State of Maryland, and being more particularly described as follows:

Lot numbered Two (2) in subdivision known as "PLAT TWO, THE TOWNS AT WALKER MILL," as per plat thereof recorded in Plat Book NLP 129 at Plat 3, among the Land Records of Prince George's County, Maryland.

Tax I.D. #: 06-0501619

Property Address: 1502 Karen Blvd, District Heights, MD 20747

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

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.750% 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 # A000560

146824

(3-28,4-4,4-11)

LEGALS

MICHELLE BELL, ESQ.
16701 Melford Blvd, Suite 400
Bowie, MD 20715
240-230-3633

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of City of Richmond, Virginia appointed Craig J. Williams, whose address is 6113 Almond Creek North Lane, Richmond, VA 23231, and Wayne C. Williams, whose address is 3215 E. Quayside Drive, Cooper City, FL 33026 as the Co-Personal Representatives of the Estate of Dean Climmom Williams who died on January 25, 2023 domiciled in Richmond, Virginia, USA.

The Maryland resident agent for service of process is Michelle Bell, Esq., 16701 Melford Blvd, Suite 400, Bowie, MD 20715.

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

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign co-personal representatives 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 foreign co-personal representatives mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

CRAIG J. WILLIAMS
WAYNE C. WILLIAMS
Foreign Co-Personal Representatives

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

Estate No. 132178
146910 (4-4,4-11,4-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VICTOR A KENNEDY

Notice is given that Ruth Kennedy, whose address is 2703 Jenner Drive, Apt A, Baltimore, Maryland 21209 and Denise Robinson, whose address is 7106 Halleck Street, District Heights, Maryland 20747, were on March 20, 2024 appointed Co-Personal Representatives of the estate of Victor A Kennedy who died on March 6, 2024 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 20th day of September, 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.

RUTH KENNEDY
DENISE ROBINSON
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. 132677
146926 (4-4,4-11,4-18)

LEGALS

NOTICE

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

Plaintiffs

vs.

Annie Thomas and Estate of
Cardell F. Thomas aka
Cardell Francis Thomas

Defendants

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

CIVIL NO. CAEF22-20239

ORDERED, this 20th day of March, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3104 Marquis Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of April, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 22nd day of April, 2024, next.

The report states the amount of sale to be \$285,000.00.

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

146875 (3-28,4-4,4-11)

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARILYN ELOISE WALLACE

Notice is given that Ann Kozack, whose address is 359 Museum Village Road, Monroe, NY 10950 and James W Kozack, whose address is 4 West Lawrence Park Drive, Unit 12, Piermont, NY 10986, were on March 22, 2024 appointed Co-Personal Representatives of the estate of Marilyn Eloise Wallace who died on March 28, 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 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 22nd day of September, 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.

ANN KOZACK
JAMES W KOZACK
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. 132384
146927 (4-4,4-11,4-18)

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The Prince George's Post

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Brenda Boice 301 627 0900



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE RUTH SOUTHERLAND

Notice is given that Paul Southerland, whose address is 13012 Fox Bow Drive, Upper Marlboro, MD 20774, was on March 22, 2024 appointed Personal Representative of the estate of Annie Ruth Southerland who died on May 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 22nd day of September, 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 hereafter. Claim forms may be obtained from the Register of Wills.

PAUL SOUTHERLAND
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132322
146916 (4-4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL MARBURY GOODE

Notice is given that Robert Goode, whose address is 8100 Barrett Road, Fort Washington, MD 20744, was on March 11, 2024 appointed Personal Representative of the estate of Carol Marbury Goode who died on October 2, 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 11th day of September, 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 hereafter. Claim forms may be obtained from the Register of Wills.

ROBERT GOODE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131176
146874 (3-28,4-4,4-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELLEN REDFERN

Notice is given that Diane Elmore, whose address is 4801 Reston Lane, Bowie, MD 20715, was on March 15, 2024 appointed Personal Representative of the estate of Mary Ellen Redfern who died on February 15, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of September, 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 hereafter. Claim forms may be obtained from the Register of Wills.

DIANE ELMORE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132739
146866 (3-28,4-4,4-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD JEROME PROCTOR

Notice is given that Shelly R Nickelson, whose address is 13015 Britts Brook Lane, Waldorf, MD 20601, was on March 12, 2024 appointed Personal Representative of the estate of Edward Jerome Proctor who died on February 21, 2024 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 12th day of September, 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 hereafter. Claim forms may be obtained from the Register of Wills.

SHELLY R NICKELSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132685
146867 (3-28,4-4,4-11)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 23, 2024

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

1:00 P.M.

Notice is hereby given that on Tuesday, April 23, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTIONS

CR-018-2024 – A RESOLUTION CONCERNING FISCAL YEAR (“FY”) 2022 ANNUAL ACTION PLAN, INCLUSIVE OF THE HOME INVESTMENT PARTNERSHIPS (“HOME”) PROGRAM AMERICAN RESCUE PLAN (“ARP”), ALLOCATION PLAN, FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year (“FY”) 2022 Annual Action Plan for Housing and Community Development by adding The Cassidy project, an eligible activity not originally funded or described in the FY 2022 Annual Action Plan, inclusive of the HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”), Allocation Plan, and the allocation and commitment of one million, fifty thousand dollars (\$1,050,000) in HOME Investment Partnerships (“HOME”) Program American Rescue Plan (“ARP”) Program American Rescue Plan (“ARP”), Allocation Plan, to support the project.

CR-019-2024 – A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of three million, five hundred thousand dollars (\$3,500,000) in Prince George's County Housing Investment Trust Fund (“HITF”) Program funds to The Cassidy project, an eligible activity, for gap financing of new affordable rental housing construction.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146943

(4-4-11)

THIS COULD BE YOUR AD!
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COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2024

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 7, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILL

CB-022-2024 (DR 2) – AN ACT CONCERNING SUBDIVISION REGULATIONS' ENVIRONMENTAL STRATEGY AREA for the purpose of removing environmental strategy area from definitions, and removing environmental strategy area from environmental standard and replacing with development location, and amending the required minimum stream buffer widths.

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
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146945

(4-4-11)

LEGALS

**THE CITY OF GLENARDEN, MARYLAND
FAIR SUMMARY
OF
CHARTER AMENDMENT RESOLUTION (CAR-01-2024)**

This is to give notice that the Council of the City of Glenarden has introduced and intends to act on Charter Amendment Resolution – CAR- 01-2024 – A Charter Resolution to Amend Section 809 “Budget Administration”. A Public Hearing on this Charter Amendment was held on March 21, 2024. On March 28, 2024, this Charter Amendment was approved by the Council and will become effective on May 17, 2024 unless petitioned to referendum in accordance with §4-301 et seq of the Local Government Article, Code of Maryland, within, forty (40) days following its adoption.

Charter Amendment Resolution 2024-01 amends the Charter requirement that all checks issued in payment of salaries or other municipal obligations be signed by the Mayor, and the Treasurer and a Council member. The Charter amendment will require that all checks issued in payment of salaries or other municipal obligations shall be issued and signed by the Treasurer, and TWO Councilmembers. The signers on checks have a fiduciary responsibility to ensure that all vendors are paid promptly and all checks are signed in a timely manner. The Mayor has consistently refused to sign checks for certain individuals and certain companies with no justifiable reason; and failure to do so can affect the City's credit rating and credit worthiness. The Mayor has consistently disregarded her fiduciary duty by not signing all checks that were deemed valid in accordance with Section 809 “Budget Administration” of the City Charter.

Charter Amendment Resolution (CAR-01-2024) is available for inspection at James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, MD 20706. Requests may also be fulfilled by either calling the Council Clerk directly on 301-322-1473 or by sending a request via email to councilclerk@cityofglenarden.org. A copy of the Charter Amendment Resolution will be sent to you. Requests may be made during normal business hours, 9:00 a.m. to 5:30 p.m. Monday through Friday.

**COUNCIL OF THE CITY OF GLENARDEN, MARYLAND
BY: ROBIN BAILEY-WALLS, COUNCIL CLERK**

146940

(4-4-11,4-18,4-25)

NOTICE

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

AND
Erika M. Santamaria
3512 Pumphrey Drive
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-005886**

Notice is hereby given this 27th day of March, 2024, 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 29th day of April, 2024, 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 29th day of April, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 3512 Pumphrey Drive, District Heights, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146898 (4-4-11,4-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAE M PRICE

Notice is given that Donna Akinodi, whose address is 138 W North Avenue, Hagerstown, MD 21740, was on March 20, 2024 appointed Personal Representative of the estate of Mae M Price who died on November 29, 2019 without a will.

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

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

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

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

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

DONNA AKINODI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118153
146925 (4-4-11,4-18)

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 23, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 23, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**THE HOUSING & COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN FY-2025
FEDERAL GRANTS APPLICATION
(COUNCIL RESOLUTION NO. 024-2024)**

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2025 submitted by the County Executive on March 13, 2024 for County Council approval.

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The Annual Action Plan reflects the County's most critical housing and community development needs, as identified in the FY 2021-2025 Consolidated Plan. Additionally, the Annual Action Plan serves as the grant application for the following federal entitlement program funds: Community Development Block Grant (“CDBG”) Program, HOME Investment Partnerships (“HOME”) Program, and the Emergency Solutions Grants (“ESG”) Program.

The County's estimated entitlements for FY 2025 are as follows: Community Development Block Grant (CDBG) - \$5,291,711.00 plus \$546,386.00 (Program Income); HOME Investment Partnership (HOME) - \$2,406,629.00 plus \$1,036,307.00 (Program Income); and Emergency Solutions Grant (ESG) \$446,246.00 plus \$446,246.00 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

CR-024-2024 is available for viewing on the County Council's Legislative/Zoning Information System (LZIS) at: <https://pgccouncil.us/LZIS>

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
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146942

(4-4-11)

THE PRINCE GEORGE'S POST NEWSPAPER
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LEGALS

Notice of Self Storage Sale

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via www.storage-treasures.com on 4/18/2024 at 12:00PM. Unit #0017; Unit #0109; Unit #1830; Unit #2220; Unit #2233; Unit #2251; Unit #2260; Unit #3359; Unit #3397; Unit #3623; Unit #3640; Unit #5020; Unit #B223; Unit #B252; Unit #B262; Unit #B336; Unit #B411; Unit #B516; Unit #B533. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

146950 (4-11)

LEGALS

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

A Public Hearing for Ordinance O-2-24 Amending Bowie City Code, Chapter 22 "Streets and Sidewalks", Article I "In General" to Clarify that Persons May Not (1) Erect Obstructions within City Rights-of-Ways, (2) Spill Materials or Certain Liquids on City Rights-of-Ways, (3) Permit Grass, Shrubs or Trees to Grow into or Over Sidewalks so as to Obstruct the Safe Passage of Pedestrians and (4) Damage City Curbs, Driveway Aprons or Sidewalks; and to Clarify the Responsibilities of People Who Violate these Restrictions; and Increasing Fines for Violations of Chapter 22, Article I, is scheduled to be held at 8:00 p.m., Monday, April 15, 2024. 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 city-clerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, April 15, 2024. 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

146938 (4-11)

LEGALS

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

The City of Bowie's Annual Budget Ordinance for Fiscal Year 2025 and the Capital Improvements Program Resolution for Fiscal Years 2025-2030 will be introduced at a Regular City Council Meeting at 8:00 p.m., Monday, April 15, 2024. 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 channels 71 and 996.

A Public Hearing concerning the Budget Ordinance and CIP Resolution is also scheduled to be held that evening. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the meeting beginning at 8:00 p.m., or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of testimony/comments is 7:00 p.m., Monday, April 15, 2024. All interested residents are encouraged to attend. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

The proposed Annual Budget and CIP Resolution are scheduled for adoption on Monday, May 20, 2024.

Alfred D. Lott
City Manager

146954 (4-11)

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.**

**1023 DOWNING COURT
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Eric N Fields aka Erin N. Fields, dated September 15, 2017, and recorded in Liber 40054 at folio 167 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

**APRIL 30, 2024
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 \$26,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 18-601063)

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

146935 (4-11,4-18,4-25)

LEGALS

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

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

**6805 NORTHGATE PARKWAY
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated June 11, 2012 and recorded in Liber 34136, Folio 564, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,104.00, 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

APRIL 30, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146932 (4-11,4-18,4-25)

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LEGALS

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

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

**6209 SEMINOLE PLACE
COLLEGE PARK, MARYLAND 20740**

By virtue of the power and authority contained in a Deed of Trust from Frank M. White, dated March 16, 2007, and recorded in Liber 27503 at folio 494 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

**APRIL 30, 2024
AT 9:33 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 \$33,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 14-600596)

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

146936 (4-11,4-18,4-25)

LEGALS

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

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

**2705 PORTER AVENUE
SUTTLAND, MD 20746**

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, 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

APRIL 30, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146933 (4-11,4-18,4-25)

LEGALS

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

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

**3605 24TH AVENUE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Sheila Denise Hamilton, dated December 1, 2006, and recorded in Liber 26715 at folio 394 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**APRIL 30, 2024
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$36,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604699)

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

146937 (4-11,4-18,4-25)

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